

**City of Marine City
Zoning Board of Appeals
December 7, 2016**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, December 7, 2016 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Kim Weil at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioners Bassham and Menchaca; City Commissioner Turner; Building Official Wilburn, City Manager Leven, and, Deputy Clerk McDonald

Absent: Commissioner Gabler

Motion by Chairperson Menchaca, seconded by City Commissioner Turner, to excuse Commissioner Gabler from the meeting. All Ayes. Motion Carried.

Approve Agenda

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held October 5, 2016, as presented. All Ayes. Motion Carried.

Public Comment

No residents addressed the Board.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #16-10 – Kathy Watts, 411 North Belle River Road

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Kathy Watts, for property located at 411 North Belle River Road (LOT 1 AND THAT PART OF OUTLET A LYING BETWEEN EXTENDED N AND S LINES OF LOT 1 BURTONS MARINE CITY SUB. BEING A PART OF FRACTIONAL SECTION 1 T3N R16E). The variance request was to reduce the front setback requirements (from 25' to 16') for a covered front porch that was attached to an existing residence, which does not meet minimum setback requirements, as required by Ordinance 160.195.

Chairperson Weil opened the Public Hearing at 7:02 pm.

Arthur Westrick, addressed the Board on behalf of the applicant and stated that an extra 4.5' was being requested for the addition of a covered front porch.

The Board reported that they had no objections to the proposed appeal.

Chairperson Weil closed the Public Hearing at 7:04 pm.

Motion by Commissioner Bassham, seconded by City Commissioner Turner, to approve the applicant's variance request; Appeal #16-10, as presented. All Ayes. Motion Carried.

Public Hearing ~ Appeal #16-11 – Thomas Vertin, 358 South Water Street

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Thomas Vertin, the owner of property located at 358 South Water Street (LOT 100 & 101, BLK 20, MAP OF THE VILLAGE OF MARINE T3N R16E SEC 1). The applicant was requesting a variance to permanently increase the allowable square footage of the signage requirement, per the Wall Signage Ordinance 160.220.

Chairperson Weil opened the Public Hearing at 7:05 pm.

Applicant Thomas Vertin addressed the Board and said that he was requesting a variance to permanently increase the allowable square footage for signage; some of the signage would be advertising for sponsors. He reminded the Board that he had previously received approval for temporary signage with the same square footage pending the resubmittal of a permit each time the signage was changed. Mr. Vertin made the following notations:

- Total square footage for signage was 163 square feet.
- Three 3' x 4' decals on the windows on the South facing wall. The signage on the side wall was to publicize the theatre, indicate parking area, and specify handicap access to the building.
- Handicap signage on the rear of the building.
- All signage to be lighted by existing lighting fixtures.

Building Official Wilburn mentioned that Mr. Vertin currently held a temporary renewable permit and was requesting a permanent permit.

Chairperson Weil closed the Public Hearing at 7:08 pm.

Motion by Commissioner Bassham, seconded by Commissioner Menchaca, to approve the variance request, as presented; Appeal #16-11. All Ayes. Motion Carried

Adjournment

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to adjourn at 7:09 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald

Elizabeth McDonald
Deputy Clerk

Kristen Baxter

Kristen Baxter
City Clerk