

**City of Marine City
Zoning Board of Appeals
October 4, 2017**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, October 4, 2017 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Kim Weil at 7:00pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioner Gabler; City Commissioner Turner; Building Official Wilburn; City Manager Leven; and Deputy Clerk McDonald

Absent: Commissioner Bassham; Planning Commissioner Allan

Approve Agenda

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

Approve Minutes

Motion by Board Member Gabler, seconded by City Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held September 6, 2017, as presented. All Ayes. Motion Carried.

Public Comment

Jay Saph, 344 North Market Street, spoke in opposition of approving the proposed variance request. He stated that there were reasons for having ordinances and setback requirements and thought it would negatively affect property values.

Kayla Emery, 331 North Market Street, spoke in opposition of approving the proposed variance request due to crowding and property value concerns. She felt that the applicant stated hardship was not a strong reason for approval.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #17-06 – William & Amy Tranchemontagne, 330 North Market 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 William and Amy Tranchemontagne, for property located at 330 North Market Street. The Variance Request was to reduce the side setback requirements from five feet to zero feet (per Ordinance 160.195) to construct a carport attached to their home.

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

Applicants, Amy and William Tranchemontagne, spoke to the Board and stated that the hardship and reason for requesting the variance request was due to wanting protection for their vehicles from the weather. They stated that they had support from both of their immediate neighbors for this project. It was noted that other homes in the City had existing zero foot lot lines.

Building Official Wilburn stated that if the variance request was approved that the applicants would be required to install a fire rated wall and roof system. She noted that the zoning district the applicant lived in required setbacks and the lot was already nonconforming.

City Commissioner Turner raised concern in regard to the proposed carport not leaving enough space between the structure and neighboring home. He noted that there would be a two foot gap between the homes and that could cause hazardous conditions when it rained or snowed.

Chairperson Weil informed the applicant that they had the option to table the item until the next regular meeting due to the two absent board members.

Chairperson Weil closed the Public Hearing at 7:27pm.

City Commissioner Turner stated that he felt he could not approve the variance request due to receiving complaints from neighboring residents of the applicants. He was also

concerned about the two foot space that would be between the homes and what dangers it could cause.

Applicants, Amy and William Tranchemontagne, requested that the Board table the item until the next meeting in order to have the opportunity for a full board decision.

Motion by Chairperson Weil, seconded by Board Member Gabler, to table Appeal #17-06, at the applicant's request, until the next meeting. All Ayes. Motion Carried.

Adjournment

Motion by Chairperson Weil, seconded by Board Member Gabler, to adjourn at 7:40pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald

Elizabeth McDonald
Deputy Clerk

Kristen Baxter

Kristen Baxter
City Clerk