

**City of Marine City  
Zoning Board of Appeals  
May 2, 2018**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, May 2, 2018 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by City Commissioner Turner at 7:00pm.

The Pledge of Allegiance was led by City Commissioner Turner.

**Present: Commissioners Bassham, Vercammen; Planning Commissioner Allan; City Commissioner Turner; Building Official Wilburn; City Manager Leven; and Deputy Clerk McDonald**

**Absent: Chairperson Weil**

**Communications**

None.

**Approve Agenda**

Motion by Planning Commissioner Allan, seconded by Commissioner Bassham, to approve the Agenda, as presented. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Planning Commissioner Allan, seconded by Commissioner Bassham, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held April 4, 2018, as presented. All Ayes. Motion Carried.

**Public Comment**

None.

**Unfinished Business**

None.

**New Business**

***Public Hearing ~ Appeal #18-03 – J Brenner Holdings, 887 Degurse Avenue***

City Commissioner Turner announced that the Zoning Board of Appeals would conduct a Public Hearing to receive public comments for and against the proposed Variance Request by J Brenner Holdings, for property located at 887 Degurse Avenue. The Variance Request was to reduce the side setback from 20' to 10.5' for a proposed addition.

City Commissioner Turner opened the Public Hearing at 7:02pm.

Ted Whittlesey of Whittlesey Development Ltd. and applicant John Brenner stated that the variance request was to reduce the side setback requirement from 20' to 10.5' due to the narrow lot. They wanted to build an addition and could not currently utilize the lot as it was.

Commissioner Allan questioned what would be located within the 10' between the building and existing fence. He also stated that he was concerned about fire responder access to the property on the side the variance was being requested on.

The applicant responded that there was an existing drainage ditch between the building and fence and that there was access for emergency responders on the other three sides of the property.

Building Official Wilburn stated that the applicant's lot was narrow and the 20' setback made it difficult for them to utilize the lot. Additionally, there was already an existing building with a 10' setback.

The applicant reported that the Site Plan was already approved by the Planning Commission, contingent to the Variance Request approval.

City Commissioner Turner closed the Public Hearing at 7:09pm.

Motion by Commissioner Vercammen, seconded by Commissioner Bassham, to approve Appeal #18-03 based on the record as a whole including the application, Building Official Wilburn's report, the applicant testimonial, and the unique circumstance presented. All Ayes. Motion Carried.

**Other Business**

None.

## Adjournment

Motion by Commissioner Bassham, seconded by Planning Commissioner Allan, to adjourn at 7:10pm. All Ayes. Motion Carried.

Respectfully submitted,

*Elizabeth McDonald*

Elizabeth McDonald  
Deputy Clerk

*Kristen Baxter*

Kristen Baxter  
City Clerk