

**City of Marine City
Zoning Board of Appeals
August 1, 2018**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, August 1, 2018 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Weil at 7:00pm.

The Pledge of Allegiance was led by Chairperson Weil.

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

Absent: None

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Turner, seconded by Planning Commissioner Allan, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held June 6, 2018, as presented. All Ayes. Motion Carried.

Public Comment

None.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #18-05 – Mike Thomas, 1242 South Belle River Road

Chairperson Weil announced that the Zoning Board of Appeals would conduct a Public Hearing to receive public comments for and against the proposed Variance Request by Mike Thomas, for property located at 1242 South Belle River Road. The Variance Request was for a “solid surface” storage area rather than “paved” for the use of year round boat and recreational vehicle storage.

Chairperson Weil opened the Public Hearing at 7:01pm.

Building Official Wilburn advised that the current Ordinance stated that a paved surface needed to be utilized, but he was asking for a stone surface along with year round storage for boats and recreational vehicles.

Mike Thomas, the applicant, stated that he was looking to invest in the City and was planning on starting a storage area for boats and recreational vehicles on the back portion of the property. He requested a variance for the following:

- Gravel surface
- Year round storage
- Storage for boats and recreational vehicles

Commissioner Vercammen questioned the depth that would be needed for the stone surface.

Mr. Thomas replied that he would put down a three (3) inch layer of stone in place of a paved surface. He also said that the front piece of the property would be used for something other than boat and recreational vehicle storage, but that he did not have a plan set in place at this time.

Planning Commissioner Allan asked if mobile homes would be allowed or if there would be a size restriction set in place for the storage yard.

Mr. Thomas answered that only recreational vehicles would be stored there and mobile homes would not be allowed.

Commissioner Bassham said that he was concerned about the drainage on the parcel and asked the applicant if drainage had been looked at by an engineer.

Mr. Thomas responded that a topographical map would be completed in order to define the drainage. A Site Plan would then be created and submitted to the Planning Commission, should the variance requests be approved.

Chairperson Weil closed the Public Hearing at 7:16pm.

Motion by City Commissioner Turner, seconded by Commissioner Vercammen, to approve Appeal #18-05 for a stone surface and year round boat and recreational vehicle storage based on the record as a whole including the application, Building Official Wilburn's report, the applicant testimonial, the fact that no feedback was received from the notified property owners, and the unique circumstance presented. All Ayes. Motion Carried.

Other Business

None.

Adjournment

Motion by Chairperson Weil, seconded by City Commissioner Turner, to adjourn at 7:17pm. All Ayes. Motion Carried.

Respectfully submitted,



Elizabeth McDonald
Deputy Clerk



Kristen Baxter
City Clerk