

May 11, 2016, Minutes

Huron County Zoning Board of Appeals Minutes of Meeting Case No.: ZBA 2016-02

A special meeting of the Huron County Zoning Board of Appeals was held on May 11, 2016, in the Huron County Board of Commissioners Chambers, Room 305, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Recording Secretary Mickayla Bischer at 7:03 p.m. Recording Secretary, Mickayla Bischer, called the roll of members: Roll call - Members present: Wanda Eichler, Ken Griessel, Joel Weber, Lisa McCain, and Bill Goretski and Larry Schnettler. Members absent/excused: LeRoy D. Boesch. Others present: There were approximately four (4) other people in attendance, including Mickayla Bischer, Recording Secretary, and Jeff Smith, Planning/Building & Zoning Office Director.

A Motion was made by Wanda Eichler and seconded by Ken Griessel to approve the Agenda, of the May 11, 2016, Zoning Board of Appeals meeting. Motion carried.

2. Approval of Minutes

A motion was made by Joel Weber and seconded by Ken Griessel to approve the July 29, 2015 special meeting minutes. Motion carried.

A motion was made by Ken Griessel and seconded by Lisa McCain to approve the February 3, 2016 special meeting minutes. Motion carried.

3. Public Comment None.

4. Public Hearing

ZBA 2016-02: Marvin Emming, owner of property at 7040 Atwater Drive (Road), Sherman Township, Ruth, Michigan, 48470, requesting zoning approval to construct a 16ft. x 31ft. addition onto the north side of the existing dwelling. Parcel number 3225-029-023-00 is zoned R-1 Residential (RES) and contains approximately 1.27 acres. An existing 7ft. x 24ft. porch on the north side of the dwelling will be demolished and replaced with proposed 16ft. x 31ft. addition. The Huron County Zoning Ordinance, Section 9.0, Schedule of Regulations, requires a residential side yard setback of 10ft. minimum. The proposed reduced side yard setback of 8ft. is non-conforming; therefore the property owner is requesting the 2ft variance from Section 9.01 Schedule of Regulations.

- This case was introduced by Chairman Larry Schnettler and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- Marvin Emming, property owner, explains the existing porch will be torn off of the structure and the addition will be put on. Mr. Emming states the intent is to make a bedroom handicap accessible.
- Jeff Smith advised of details of application. Jeff Smith stated that mailings were made to neighboring property owners, published in the Huron Daily Tribune, and on the county website.
- Member Larry Schnettler questioned how far neighboring houses are from the property line.
- Member Ken Griessel questioned if there is a door on the north side of addition. Mr. Emming states no.

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Finding of Fact:

- No complaints from surrounding property owners.
- Compliant with the Michigan Residential Building Code.
- Improvements would be made to make the home more accessible.
- Addition would increase the property value.
- There is no entry on the north side.
- With no further questions, a motion was made by Ken Griessel and seconded by Joel Weber to approve the zoning request to construct a 16ft. x 31ft. addition onto the north side of the existing dwelling.

On a roll call vote, the motion carried.

Roll Call Vote: ZBA 2016-02

LeRoy D. Boesch	Excused	Joel Weber	Yea
Wanda H. Eichler	Yea	Lisa McCain	Yea
Ken Griessel	Yea	Bill Goretski	Yea
Larry Schnettler	Yea	6-Yea 0-Nay 1-Absent/Excused	

5. Unfinished Business None.

6. New Business None.

7. Final Zoning Board of Appeals Comment None.

8. Adjournment

With no further business to come before the Board, it was moved on a motion by Joel Weber, to adjourn the meeting and seconded by Bill Goretski. Motion carried. Adjournment was at 7:24 p.m.

Lawrence Schnettler, Chairman

Jeff Smith, Acting Secretary

Date: _____

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