

October 26, 2016, Minutes
Huron County Zoning Board of Appeals
Minutes of Meeting
Case No.: ZBA 2016-04, 2016-05, & 2016-06

A special meeting of the Huron County Zoning Board of Appeals was held on October 26, 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 Chairman Larry Schnettler at 7:02 p.m. Mickayla Bischer called the roll of members: Roll call - Members present: Leroy Boesch, Wanda Eichler, Ken Griessel, Joel Weber, Lisa McCain, Bill Goretski and Larry Schnettler. Members absent/excused: none. Others present: There were approximately six (6) other people in attendance, including Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

A Motion was made by Wanda Eichler and seconded by Ken Griessel to approve the Agenda for the October 26, 2016 Zoning Board of Appeals meeting. Motion carried.

2. Approval of Minutes

A motion was made by Joel Weber and seconded by Lisa McCain to approve the September 14, 2016 regular meeting minutes. Motion carried.

3. Public Comment None.

4. Public Hearings

ZBA 2016-04: Huron Pork LLC, owner of property at 9600 Sebewaing Road, Sebewaing Township, Sebewaing, Michigan, 48759, requesting zoning approval replace existing floor systems within five (5) livestock (hog) buildings, each with new precast slotted concrete floor sections. The existing roofs and exterior walls will be removed to allow a crane access for removal and replacement of the existing floor systems. Parcel number 3223-012-012-00 is zoned Agricultural (AGR) and contains approximately 7.0 acres. The Huron County Zoning Ordinance, Section 9.01, Schedule of Regulations, states agricultural buildings can occupy a maximum of 15% lot coverage per parcel. The existing five (5) livestock buildings exceed the allowable lot coverage, and therefore are considered to be non-conforming. Pursuant to the Huron County Zoning Ordinance, Section 14.03(4), the Zoning Board of Appeals shall have the power to authorize restoration and repair of the existing non-conforming buildings from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements.

- This case was introduced by Chairman Larry Schnettler and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- 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.

ZBA Discussion and Finding of Fact:

- Existing non-conforming use to remain the same.
- Zoning Setbacks comply with ordinance regulations.
- Improvements to building design and ventilation pursuant to laws adopted by the State of Michigan (Pork Producers of Michigan) regarding pen gestation.

October 26, 2016, Minutes

- Member Leroy Boesch states his construction company has worked for Huron Pork in the past, and therefore will abstain from voting.
- With no further questions, a motion was made by Lisa McCain and seconded by Ken Griessel to approve the zoning request to repair/replace the five (5) livestock (hog) buildings.

On a roll call vote, the motion carried.

Roll Call Vote: ZBA 2016-04 Huron Pork LLC

LeRoy D. Boesch	Abstain	Joel Weber	Yea
Wanda H. Eichler	Nay	Lisa McCain	Yea
Ken Griessel	Yea	Bill Goretski	Yea
Larry Schnettler	Yea	5-Yea 1-Nay 1-Absent/Excused	

ZBA 2016-05: Michael Guza of M& B Builders, agent for property owners Ron Dill and Thomas Kovak, 3020 Port Austin Road, Port Austin, Hume Township, Michigan, 48467, requesting zoning approval to extend the non-conforming status of said property by allowing the replacement of an existing residential home with a new home. Currently, two (2) dwellings are situated on parcel number 3211-007-140-20, which is zoned R-1 Residential (RES) and contains approximately 0.62 acres; Said dwellings were established prior to current zoning standards. The Huron County Zoning Ordinance, Section 14.48, states no more than one (1) residential structure shall be placed on a building lot or parcel. Under Section 14.03 Nonconforming Uses, Buildings, Structures, or Parcels, subsection (4) Restoration and Repair, such rebuilding or restoration shall only be permitted when authorized by the Zoning Board of Appeals.

- This case was introduced by Chairman Larry Schnettler and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- 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. Mr. Smith stated one phone call was received in support of request.

ZBA Discussion and Finding of Fact:

- Member Joel Weber questions if both structures are owned by the same owner. Mr. Guza states they are separate owners.
- Member Wanda Eichler questions lot coverage. Mr. Smith comments lot coverage is compliant.
- Well and Septic locations are compliant with the applicable codes.
- Non-conforming use remains the same.
- Property/site improvements.
- No opposition against proposed project.
- With no further questions, a motion was made by Ken Griessel and seconded by LeRoy Boesch to approve the zoning request to extend the non-conforming status of said property.

On a roll call vote, the motion carried.

October 26, 2016, Minutes

Roll Call Vote: ZBA 2016-05 Ron Dill and Thomas Kovak

LeRoy D. Boesch	Yea	Joel Weber	Yea
Wanda H. Eichler	Yea	Lisa McCain	Yea
Ken Griessel	Yea	Bill Goretski	Yea
Larry Schnettler	Yea	7-Yea 0-Nay 0-Absent/Excused	

ZBA 2016-06: Michael & Judith Bramos, owners of 2970 Port Austin Road, Port Austin, Hume Township, Michigan, 48467, requesting zoning approval to extend the non-conforming status of said property by allowing the replacement of an existing residential home with a new home. Currently, two (2) dwellings are situated on parcel number 3211-008-028-00, which is zoned R-1 Residential (RES) and contains approximately 0.34 acres; Said dwellings were established prior to current zoning standards. The Huron County Zoning Ordinance, Section 14.48, states no more than one (1) residential structure shall be placed on a building lot or parcel. Under Section 14.03 Nonconforming Uses, Buildings, Structures, or Parcels, subsection (4) Restoration and Repair, such rebuilding or restoration shall only be permitted when first authorized by the Zoning Board of Appeals.

- This case was introduced by Chairman Larry Schnettler and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- 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. Mr. Smith read letter submitted to Building & Zoning. Also, lot coverage is exceeded.
- Dave Krebs, states he and his wife are okay with request.

ZBA Discussion and Finding of Fact:

- Non-conforming set back will be decreased.
- New septic will be installed.
- Overall improvement of the property.
- With no further questions, a motion was made by Ken Griessel and seconded by Joel Weber to approve the zoning request to extend the non-conforming status of said property with conditions. Conditions being: side yard setback must be 6ft and lot coverage cannot exceed 25%.

On a roll call vote, the motion carried.

Roll Call Vote: ZBA 2016-06 Michael & Judith Bramos

LeRoy D. Boesch	Yea	Joel Weber	Yea
Wanda H. Eichler	Yea	Lisa McCain	Yea
Ken Griessel	Yea	Bill Goretski	Yea
Larry Schnettler	Yea	7-Yea 0-Nay 0-Absent/Excused	

5. **Unfinished Business** None.
6. **New Business:** None.
7. **Final Zoning Board of Appeals Comment** None.

October 26, 2016, Minutes

8. Adjournment

With no further business to come before the Board, it was moved on a motion by Lisa McCain, to adjourn the meeting and seconded by Wanda Eichler. Motion carried. Adjournment was at 8:33 p.m.

Lawrence Schnettler, Chairman

Jeff Smith, Acting Secretary

Date: _____

P:\bldzone\Documents\ZBA Minutes October 26, 2016, Unapproved

DRAFT