

July 29, 2015 Minutes

Huron County Zoning Board of Appeals Minutes of Meeting Case No.: ZBA 2015-03

A special meeting of the Huron County Zoning Board of Appeals was held on July 29, 2015, 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 Schnettler at 7:00 p.m. Recording Secretary, Mickayla Bischer, called the roll of members: Roll call - Members present: Wanda Eichler, Ken Griessel, Larry Schnettler, Joel Weber, and Bill Goretski. Members absent/excused: LeRoy D. Boesch and Lisa McCain. Others present: There were approximately ten (10) 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, as presented, of the July 29, 2015, Zoning Board of Appeals meeting. Motion carried.

2. Approval of Minutes

The reading of the June 10, 2015 Zoning Board of Appeals meeting minutes was waived. A motion was made by Ken Griessel and seconded by Bill Goretski, to approve the minutes, as presented, of the June 10, 2015, Zoning Board of Appeals meeting. Motion carried.

3. Public Comment None.

4. Public Hearing

A. **ZBA 2015-03:** Johnathan Herzog, owner of property at 8532 Fillion Road, McKinley Township, Pigeon, Michigan, 48755, requesting zoning approval to construct a 60 ft. X 80 ft. accessory building along with an attached 12 ft. X 40 ft. Lean on south side, proposed 5,280 square foot accessory building to have 16 ft. sidewalls (26ft. ridge height).

- This case was introduced by Chairman Schnettler and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- Member Joel Weber questioned if the structure was already up.
- Jeff Smith commented that an inspector from Building & Zoning visited the site twice, and size restriction was not mentioned.
- Johnathan Herzog commented the structure is framed up; he wanted to do the right thing by getting a permit and found out at a later time about size restriction.
- Jeff Smith commented that the property to the right of the driveway is zoned residential and the property to the left of the driveway is zoned agricultural. The classifications are different due to the fact that the parcels Mr. Herzog owns are split by the North/South Township Section Line, therefore the parcels cannot be combined and the zoning districts are split due to the section-line. Mr. Herzog's total combined acreage for both parcels is roughly 5 acres.
- Chairman Larry Schnettler questioned lot coverage. Jeff Smith commented Mr. Herzog's project is compliant with lot coverage provisions.

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- Member Ken Griessel commented he has two issues with this structure. One being it is large for a residential area and two, it is already constructed.
- Member Wanda Eichler commented it is large, but not for this specific area. If the property was zoned Ag, a structure of this size would be allowed.
- Member Joel Weber questions if Mr. Herzog payed the fines for starting work without permit. Jeff Smith comments yes.

Finding of Fact:

- Property location and aesthetics of site seclude the large accessory structure. The surrounding properties are owned by family members.
- Applicants property is split by North/South Section-line, therefore contains both Agricultural and Residential Zoning District classifications. Parcels under same ownership but cannot be combined.
- No objections from neighboring property owners.
- No lot coverage issues. Proposed lot coverage of 7,200 square feet for all buildings complies with ordinance limitation (Ordinance allowance calculation: 3.68 acres x 43,560sq. ft. /acre X 25% lot coverage = 40,075 square feet allowance).
- With no further questions, a motion was made by Wanda Eichler and seconded by Joel Weber to grant the application/appeal of Johnathan Herzog. On a roll call vote, the motion carried.

Roll Call Vote: ZBA 2015-03

LeRoy D. Boesch	Absent	Joel Weber	Yea
Wanda H. Eichler	Yea	Lisa McCain	Absent
Ken Griessel	Nay	Bill Goretski	Yea
Larry Schnettler	Yea	4-Yea 1-Nay 2-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 Bill Goretski, to adjourn the meeting and seconded by Joel Weber. Motion carried. Adjournment was at 7:43 p.m.



 Larry Schnettler, Chairman



 Jeff Smith, Acting Secretary

Date: 5/11/16
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