

7:00 o'clock p.m. Chairperson Montgomery called the meeting of the Zoning Board of Appeals to order.

MEMBERS PRESENT: Eisenhower, Montgomery, Marlar, Kraus, Oprita

MEMBERS ABSENT: None.

ALSO PRESENT: Liz Austin, Recording Secretary

VISITORS: Mike & Annette DeLong, 5171 Parker Road, Fort Gratiot, MI 48059

Motion by Eisenhower, supported by Marlar, to approve the agenda as printed and posted.

Vote, 5/0. MOTION CARRIED. AGENDA APPROVED.

Motion by Kraus, supported by Oprita, to approve the minutes of the meeting of June 16, 2020.

Vote, 5/0. MOTION CARRIED. MINUTES APPROVED.

CITIZENS WISHING TO ADDRESS THE BOARD (for items not on the agenda): None.

UNFINISHED BUSINESS:

Explanation: In accordance to section 38-71 Creation and membership (3) "an elected officer of the township may not be a chairman of the zoning board of appeals."

ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2020) :

Motion by Montgomery, supported by Marlar, to appoint Oprita, as temporary chair.

Vote, 5/0. MOTION CARRIED. MEMBER OPRITA APPOINTED TEMPORARY CHAIRPERSON.

Chairperson Oprita opens the nominations for the 2020 Zoning Board of Appeals Officers.

NOMINATIONS:

CHAIRPERSON	VICE CHAIRPERSON	SECRETARY
Eisenhauer		

Chairperson Oprita closes the nominations for the 2020 Zoning Board of Appeals Officers.

CHAIRPERSON: (Responsible for presiding over all meetings)

Motion by Kraus, supported by Montgomery, to appoint Eisenhower, as 2020 Chairperson.

Vote, 5/0. MOTION CARRIED. EISENHAUER APPOINTED 2020 CHAIRPERSON OF THE ZONING BOARD OF APPEALS.

VICE CHAIRPERSON: (Acting Chair in case of absence or conflict of interest)

Motion by Kraus, supported by Montgomery, to appoint Oprita, as 2020 Vice Chairperson.

Vote, 5/0. MOTION CARRIED. OPRITA APPOINTED 2020 VICE CHAIRPERSON OF THE ZONING BOARD OF APPEALS.

SECRETARY: (Responsible for taking attendance & roll call for voting)

Motion by Oprita, supported by Montgomery, to appoint Kraus, as 2020 Secretary.

Vote, 5/0. MOTION CARRIED. KRAUS APPOINTED 2020 SECRETARY OF THE ZONING BOARD OF APPEALS.

NEW BUSINESS:

ITEM #1: VARIANCE/CLASS A DESIGNATION – 5171 PARKER ROAD / 74-20-008-3003-000:

APPLICANT: Michael DeLong, 5171 Parker Road, Fort Gratiot, MI 48059

OWNER: Michael DeLong, 5171 Parker Road, Fort Gratiot, MI 48059

REQUEST: 7' north side yard setback variance for proposed accessory building; variance to allow accessory building in front of main residence; Class A designation.

LOCATION: 5171 Parker Road

PARCEL ID #: 74-20-008-3003-000

LEGAL: S 100 FT OF N 1/2 OF NE 1/4 OF SE 1/4 SECTION 8

APPLICANTS PRESENTATION: Mr. DeLong stated that he and his wife bought this home and moved in the end of 2019. It's going to be their retirement home and having a garage is a necessity. The south side of the property has the septic tank and field that prevents them from being able to build a garage behind the home on the south side. There is not enough room on the north side of the home to access a garage in the rear yard.

PUBLIC COMMENT: None.

BOARD DISCUSSION: Member Oprita asked Mr. DeLong if he had any conversations with the neighbors pertaining to the locations of the driveway to the north and the house to the south in relation to the property lines.

Member Marlar questioned if there was anything else in front of the home. Mr. DeLong indicated that there are some large trees in between the existing home and the proposed location of the garage which is why the proposed garage will be a little further away from the house.

Findings of Facts:

- No records of plat information.
- This property is not within a High Risk Erosion Area (Area of Minimal Flood Hazard)
- This property is located in flood zone X-Shade, FEMA FIRM 05/03/2010, Panel 0236D.
- This parcel is a lawfully existing platted lot and is 100'x1312'.

Contacts/Communications/Correspondence:

As of 7/13/2020, no correspondence has been received.

MOTION #1-1 NORTH SIDE YARD SETBACK VARIANCE – 5171 PARKER ROAD / 74-20-008-3003-000:

Motion by Montgomery, supported by Marlar, to grant the request from Michael DeLong, for a 7' north side yard setback variance for proposed accessory building at 5171 Parker Road / 74-20-008-3003-000.

Vote, 5/0. MOTION CARRIED. 3 FOOT NORTH SIDE YARD SETBACK GRANTED FOR PROPOSED ACCESSORY BUILDING.

MOTION #1-2 VARIANCE FOR ACCESSORY BUILDING – 5171 PARKER ROAD / 74-20-008-3003-000:

Motion by Montgomery, supported by Kraus, to grant the request from Michael DeLong, to allow the proposed accessory building to be located in front of the main residence at 5171 Parker Road / 74-20-008-3003-000.

Vote, 5/0. MOTION CARRIED. PROPOSED ACCESSORY BUILDING IS PERMITTED TO BE BUILT IN FRONT OF THE MAIN RESIDENCE.

MOTION #1-3 CLASS A DESIGNATION – 5171 PARKER ROAD / 74-20-008-3003-000:

Motion by Montgomery, supported by Marlar, to grant the request from Michael DeLong, for a Class A designation at 5171 Parker Road / 74-20-008-3003-000.

Vote, 5/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED.

BOARD DISCUSSION: None.

Motion by Marlar, supported by Eisenhauer, to adjourn. Time, 7:10 o'clock p.m. **Vote, 5/0. MEETING ADJOURNED.**