

**City of Marine City
Zoning Board of Appeals
June 5, 2019**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, June 5, 2019 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 Kim Weil; Commissioners Mark Bassham, Terry Filo, James McDonald, James Turner; City Commissioner Cheryl Vercammen; Building Official Susan Wilburn; City Manager Elaine Leven, City Clerk Kristen Baxter

Also Present: City Attorney Robert Davis

Absent: Planning Commissioner Allan

Communications

No Communications were received by the Board.

Approve Agenda

Motion by City Commissioner Vercammen, seconded by Commissioner Bassham, to approve the Agenda. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Filo, seconded by Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held March 6, 2019. All Ayes. Motion Carried.

Public Comment

None.

Unfinished Business

None.

New Business

Prior to opening the Public Hearing, City Attorney Davis addressed the Board and explained the importance of their role on the Zoning Board of Appeals, reviewed how motions are found on facts of the hearing and instructed them to state the particular reasons why they were granting or denying a variance.

Public Hearing – Tamikia & Charles Brodeur, 158 North Fifth Street

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 Tamika and Charles Brodeur for property located at 158 North Fifth Street. The Variance Request was for a reduced front setback to add a covered front porch.

Chairperson Weil opened the Public Hearing at 7:05 pm.

Building Official Wilburn stated that the applicants were asking for a reduced front setback to construct an 8' x 20' covered front porch. She stated the lot size was 50' x 100' and the depth of the property qualified it for a reduced front setback of 20'. Since the applicants were asking for an 18' setback, it would be a reduction of 2'.

Joe Boardman, contractor for the applicants, passed out drawings of the porch for the record and discussed the porch steps with the Board.

Applicant Tamikia Brodeur stated that she needed sufficient space for her mobility-limited mother and daughter to get in and out of the house with protection from the weather.

Chairperson Weil closed the Public Hearing at 7:26 pm.

Motion by Commissioner Turner to approve Appeal #19-02 to approve a 2' front setback variance based on testimony presented and special conditions that exist due to the reduced size of yard, the need for limited mobility access with family members, and the fact the extruded porch would be common with other homes in the area. Chairperson Weil seconded the motion and stated that increasing the setback to 8' would make it much easier to push a wheelchair through the door opening, than the 6' that was allowed. Commissioner Turner accepted the friendly amendment.

Roll Call Vote. Ayes: Weil, Bassham, Turner, Vercammen, McDonald. Nays: None.
Motion Carried.

Board Member Training – City Attorney Davis

The Board received training from City Attorney Robert Davis regarding the proper procedures and practices of being a Zoning Board of Appeals member.

Other Business

None.

Adjournment

Motion by Planning Commissioner Turner, seconded by City Commissioner Vercammen, to adjourn at 8:10 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk