

MINUTES  
City of Alpena Zoning Board of Appeals  
Regular Meeting (Council Chambers and Virtual)  
March 29, 2023

CALL TO ORDER:

The regular meeting of the Zoning Board of Appeals was called to order at 5:10 pm by Secretary Guest.

ROLL CALL: ZONING BOARD OF APPEALS

PRESENT: Guest, Keller, Kostelic, Broers

ABSENT: Bray, Lewis

STAFF: Montiel Birmingham (Planning, Development and Zoning Director), Kathleen Sauve (Recording Secretary)

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: The Agenda was approved with a correction to the Dimensional Variance request address, from 205 to 206, and removal of the Marihuana Ordinance Update under Communications or Reports.

APPROVAL OF MINUTES: Minutes were approved as printed.

PUBLIC HEARING AND BOARD ACTION: Case # ZBA23-0001 – Sara and Mike Booth, property owners of 206 Helen Street, are requesting two dimensional variances for a reduced side setback along Third Avenue to fifteen feet for an attached garage, and reduced visibility triangle for a four-foot-high aluminum fence setback two feet from the sidewalk.

Birmingham presented the Finding of Fact report.

FAVOR: Sara Booth, homeowner, stated that they are trying to make the property more functional and safer for today's uses; taking the driveway off of Third Avenue and moving it to Oliver Street will help with that. She said that they are requesting the fence variance because they have pets, future homeowners may have pets or children, it is a very busy street, and that is why they want their lot fenced in. Booth also stated that they had the exact same fence at their previous home on First Avenue.

Guest asked Booth what a certain line on her drawing meant. She explained that there will be a temporary fence going in near the existing driveway, until the garage is built, so that their dog would still have a yard; it would be moved next to the new garage when that is completed.

They would then remove the current concrete driveway and reclaim it as green space for the yard.

OPPOSITION: None.

Public hearing closed at 5:30 pm for deliberation.

Guest stated that the proposed garage looks like it would not be any closer to the sidewalk than some of the other neighboring structures already there. Guest suggested that the motion be made with the stipulation that the visibility triangle be kept clear of vegetation, such as grape vines, so that the visibility triangle stays visible through the fence.

Keller ***motioned*** to approve the variance requests as presented, with the stipulation that the visibility triangle be kept clear of vegetation.

Broers ***seconded*** the motion to approve.

Motion ***approved*** by unanimous vote.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

COMMUNICATIONS: None.

REPORTS: None.

PUBLIC COMMENT: None.

MEMBERS COMMENTS: None.

ADJOURNMENT: With no other business to discuss, Secretary Guest adjourned the meeting at 5:35 pm.

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Alan Guest, Secretary

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Dennis Bray, Chairman