

MINUTES
City of Alpena Zoning Board of Appeals
Regular Meeting (Council Chambers and Virtual)
December 21, 2022

CALL TO ORDER:

The regular meeting of the Zoning Board of Appeals was called to order at 5:00 pm by Chairman Bray.

ROLL CALL: ZONING BOARD OF APPEALS

PRESENT: Bray, Guest, Lewis, Kostelic

ABSENT: Broers, Keller

STAFF: Montiel Birmingham (Planning, Development and Zoning Director), Donald Gilmet (Contractual Staff appeared at 5:10pm), Kathleen Sauve (Recording Secretary)

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: The Agenda was approved as printed.

APPROVAL OF MINUTES: Meeting August 31, 2022, minutes were approved as printed.

PUBLIC HEARING AND BOARD ACTION: **Case # ZBA 22-08** – Barbara and Arthur Romel, property owners of 139 West Baldwin Street, are requesting a dimensional variance for a reduced setback for a carport and a lot coverage variance to construct an open covered porch.

Birmingham presented the Finding of Fact Dimensional Variance report.

FAVOR: Property owners were present, however did not wish to speak at this time.

OPPOSITION: Roger Sims, adjacent property owner, is concerned that it is packing a lot of stuff in a very small area and the runoff from the carport lean-to onto his property. He is concerned about where the snow and water will be going and the height of the structures. He also stated that he is concerned about the value of his home, and he does not want them to have any additional setback from his property allowed.

Birmingham stated that Gilmet did a site visit and explained to the property owners that if the setback variance were to be granted, the car port will be required to be constructed of metal due to it being closer than six feet from the property line.

Board members had discussion about the dimensions. Gilmet asked if it was going to be a premanufactured carport or if it was being built. Romel stated that she had a quote from

Fitzpatrick's Hardware to have it built. Guest asked what the dimensions are for a comfortable parking spot. Gilmet stated a typical parking spot in a parking lot is either 9'X18', or 10'X 20'. Guest suggested that the carport be shortened to ten feet, making it four feet from the property line. Guest suggested changing the dimensions to 10'X 22'. Lewis suggested 11' wide to provide 4 feet from the property line for snow buildup. Bray asked about the property line and Mrs. Romel explained that the house is parallel to the road and the side property line is on an angle. Discussion amongst members about dimensions and property line setbacks. Gilmet stated that the homeowner may, at their expense, need to remove the snow if there is significant buildup. The Romels agreed. Neighbor, Sims, addressed the board again, asking what the dimensions will be for the proposed covered porch area. Mrs. Romel stated that it would not be backed up to the property line and also that the dimensions could be altered to be even further away from the property line. Gilmet reminded everyone in attendance, that anything within five feet of a property line must be either one hour protected from both sides (this could be achieved by using two layers of drywall over a 4"X4" post) or be constructed from non-combustible material such as a metal carport.

Public hearing closed for deliberation at 5:38 pm by Chairman Bray.

Lewis ***motioned*** to approve the carport and the covered porch as proposed except that no part of the structures can be closer than four feet from the property line and they must adhere to the building code for purposes of fire safety.

Guest ***seconded*** the motion.

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

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

COMMUNICATIONS OR REPORTS: 2023 MEETING SCHEDULE

Due to scheduling conflicts for several members, the summer meeting dates in June, July and August were discussed and agreed to be changed.

Lewis ***motioned*** to accept the schedule with the following amendments –
Wednesday June 21, 2022, will be changed to Tuesday June 20, 2022
Wednesday July 26, 2022, will be changed to Tuesday July 25, 2022
Wednesday August 30, 2022, will be changed to Tuesday August 29, 2022

Bray ***seconded*** the motion to approve the schedule with the three modifications.

Motion ***approved*** by unanimous vote to approve the 2023 meeting schedule with the three amendments as stated above.

Birmingham informed the Zoning Board of the two new Planning Commission members, Chris Moses and Greg Sundin.

CONTINUING EDUCATION: None.

PUBLIC COMMENT: None.

MEMBERS COMMENTS: None.

ADJOURNMENT: With no other business to discuss, Chairman Bray adjourned the meeting at 5:48 pm.

Alan Guest, Secretary

Dennis Bray, Chairman