

MINUTES
City of Alpena Zoning Board of Appeals
Regular Meeting (Council Chambers and Virtual)
May 25, 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, Broers

ABSENT: Kostelic, Keller

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA:

Agenda was approved as printed.

APPROVAL OF MINUTES: Meeting April 27, 2022

Minutes approved as printed.

PUBLIC HEARING AND BOARD ACTION: Case # ZBA 22-02 – 218 South Fourth Avenue - Jamie Murphy, owner of subject property, has requested a 15-foot dimensional variance to construct a 20-foot by 26-foot attached garage to an existing home; a rear setback of five feet is requested, while 20 feet is required.

Notices were sent to all property owners within 300 feet of the subject property.

Birmingham presented the Findings of Fact Dimensional Variance report.

FAVOR: None.

OPPOSITION: None.

Lewis asked why an 18-foot by 20-foot garage is considered a typical two car garage, as referenced in the Finding of Fact report, because two vehicles would never fit. Bray stated that it is more of an industry term; that most in the industry know that an 18 by 20 garage is not two car, but more like a car and a half garage.

Bray asked why he does not want to construct the garage on the rear property line to align with the house, to add five feet to the structure, and make it fire rated. Birmingham said that he wanted to maintain as much of that distance to not go beyond the five feet to not have to fire rate the whole back wall along the lot line. Lewis asked if the five-foot setback eliminates the need for fire rated materials. Birmingham stated that it does not eliminate it completely, but that the zoning administrator is allowed to give a one-foot variance, and then there is still some distance from the property next door in the event of a fire. Bray and Lewis both agreed that they would have come forward with the garage to allow for a greater rear setback.

Lewis ***motioned*** to approve the dimensional variance as requested.

Guest asked if there should be any discussion as far as the look of the garage or the materials being used. Bray said he assumed that they were going to construct the garage with the same siding, appearance and décor as the house. Broers stated that in his conversation with Murphy, that is in fact his intent. Lewis said that it was a good point to bring that up because in the past it was a stipulation that it must match the house and the character of the neighborhood.

Guest said he would entertain an amended motion.

Lewis ***amended*** his motion to approve the dimensional variance with the stipulation that the addition be as close to similar siding as the house.

Broers ***seconded*** the motion.

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

UNFINISHED BUSINESS: None.

NEW BUSINESS: Birmingham presented the board with a revised meeting schedule, changing the paperwork deadlines only. She stated that the Alpena News publisher has lengthened their deadlines for submittal of publications, making it difficult for staff to submit the publications due to less flexibility. She said that with the current application deadlines, it gives staff one day to review the submitted application and get it published in the paper; if there are any communications back and forth with the applicant about the submittal, they will likely miss their deadline for publication in the newspaper. She would like to increase the application deadline, to align with what the Planning Commission does, which is thirty days, instead of twenty-one days. This requires a motion for approval.

Lewis ***motioned*** to revise the meeting schedule to increase the application deadline to thirty days prior to the meeting.

Bray ***seconded*** the motion.

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

COMMUNICATIONS OR REPORTS: None.

CONTINUING EDUCATION: None.

PUBLIC COMMENT: None.

MEMBERS COMMENTS: None.

ADJOURNMENT:

With no other business to discuss, Chairman Bray adjourned the meeting at 5:16 pm.

Alan Guest, Secretary

Dennis Bray, Chairman