

MINUTES
City of Alpena Zoning Board of Appeals
Regular Meeting (Council Chambers and Virtual)
July 27, 2023

CALL TO ORDER:

The regular meeting of the Zoning Board of Appeals was called to order at 5:01 pm by Vice Chairman Lewis.

ROLL CALL: ZONING BOARD OF APPEALS

PRESENT: Guest, Lewis, Keller, Kostelic, Broers

ABSENT: None.

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 as printed with the addition of Election of Officers under New Business.

APPROVAL OF MINUTES:

Minutes of the April 28, 2023, meeting were approved as printed.

PUBLIC HEARING AND BOARD ACTION:

Vice Chairman Lewis explained the procedures for the public hearing.

Case # ZBA23-0003: Omega Electric and Sign Inc., applicant, on behalf of Samaritas Affordable Living, has requested a variance to construct a sign at 210 Wilson Street. The proposed sign is 20 square feet in size and meets size requirements. Original height submission was 7'6" which exceeds Zoning Ordinance requirements; applicant agreed to meet height requirements and reduce height to a maximum of 6'11". The submission also requests to have internal illumination; only *external* illumination is allowed in a residential district in the new Sign ordinance. The current sign will be removed, and the new sign will be placed in the same location.

Birmingham presented the Finding of Fact report as provided in the meeting packet.

FAVOR: Ashley Wedge, employee of Omega Electric, was present on behalf of her employer. She did not have anything more to add following Birmingham's presentation of the Finding of Fact.

OPPOSITION: None.

Public Hearing closed at 5:11 pm for deliberation.

Broers ***motioned*** to approve the variance request to allow internal illumination based on the finding of facts presented.

Guest ***seconded*** the motion to approve.

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

UNFINISHED BUSINESS: None.

NEW BUSINESS: Meeting Dates – Lewis suggested that the monthly meeting night be changed to the last Thursday of each month at 5:00 pm. All Board members agreed that Thursdays would work for them. Birmingham said she would verify whether Council Chambers would be available on Thursdays at 5:00.

Broers ***motioned*** to approve that the last Thursday of each month will be the new meeting night, pending any conflict with Council room availability.

Keller ***seconded*** the motion to approve.

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

Election of Officers – With the passing of the current Chairman, Dennis Bray, a new Chairman needed to be appointed by the members.

Guest ***motioned*** to appoint Wayne Lewis as Chairman, himself as Vice Chairman and Cary Keller as Secretary.

Broers ***seconded*** the motion to appoint the new officers.

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 Lewis adjourned the meeting at 5:25 pm.

Cary Keller, Secretary

Wayne Lewis, Chairman