

# ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES- Meeting- Tuesday, April 17, 2018

MEETING COMMENCED: 7:00 PM

## PLEDGE OF ALLEGIANCE

### THOSE PRESENT

Steve Dean, Matt Dunckel, Sue Skibbe- Secretary, Tammy Thomson- Chair

### ABSENT

Tom Hilberg- Liaison, John Kohart- Alternate

### OTHERS PRESENT

Robert Collins, Applicant

### ADOPTION OF AGENDA

Matt Dunckel added a change to the agenda to include discussion on the change of meeting time.

S. Dean made a **motion** to accept the agenda with the change, **supported** by M Dunckel. *Motion passed.*

### APPROVAL OF MINUTES

S. Dean made a **motion** to accept the minutes of the February 27, 2018 meeting, S. Skibbe **supported**.  
*Motion passed.*

## PUBLIC MEETING PARTICIPATION RULES

### CORRESPONDENCE

S. Skibbe, secretary reported that none had been received.

### NEW CASE

1. Case #Z02-18, Robert & Nancy Collins request a variance to erect an accessory building in the front yard. Property is located at 8571 Maple Street, Parcel No. 018-365-000-090-00 in a Waterfront Residential (WR) zone district.

S. Dean, S. Skibbe, and T. Thomson had visited the site, and had several photos to share. R. Collins explained that he had recently purchased the property and was attempting to merge all of his vehicles, boat, and equipment into a smaller storage area than his previous house, so the pole barn proposed is to help accommodate his belongings. He stated the slope of the lot will present a hazard for his wife to walk from the house to the proposed accessory building due to the fact that she has had a prior foot surgery,

and may require another surgery in the future. The proposed site of the new pole building would make it easier for him to back his 40' 5th wheel camper trailer under the proposed overhang on the building. He stated that he did not intend to remove the existing 18'x20 storage shed that is currently located closer to the street, but in front of the proposed new pole building. He stated the topography of the lot creates a small hill near the existing storage shed and he did not want to change that since there are landscaping plants there. R. Collins stated that snow removal for the driveway could be made easier with the proposed location of the new building, and snowmelt and rain runoff would travel toward the lake and not create any flooding issues for his residence. He claimed that Pine Street, a dedicated subdivision street is abandoned and unkept, and by placing his new building in the proposed location it would block the view of this issue from his house. He also claims the new building would not be a obstruction of the view to the lake for any of his neighbors. There had not been any objections or support from any of the surrounding property owners to R. Collins proposal for the new building. The current location of the water well that supplies the home is on the road side and placing the new building in front of, or attached to the residence would create a concern in accessing the well should there be any problems in the future. R. Collins did not want to have the view from his dining room window be that of the new pole building, as it would be located 15 feet from his home. He also does not want to remove any of the well established trees from his yard to accommodate the new building. R. Collins has a concern that if a variance isn't granted very soon he might not be able to secure a contractor for this building season. He has had some difficulty getting a contractor to provide an accurate bid for his project. R. Collins stated that when he met with the Building Official for Alpena Township back in November, he was told that the process was to pay \$400 and have a hearing and gain the variance, he did not want any further delays or cost.

## **DISCUSSION**

T. Thomson questioned Mr. Collins as to why he either doesn't remove the existing storage shed to make room for the proposed pole building or incorporate it into the new structure, or attach it to his residence to eliminate the need for a variance. His response was that neither was his preferred option. T. Thomson shared the current zoning rules for accessory buildings, and did not feel the request is strong enough to deviate from the current rules and guidelines, but made the suggestion that Mr. Collins approach the Planning Commission to appeal to them to change the ordinance. She stated that currently the Planning Commission is doing an update to the Township zoning ordinances, and perhaps his concerns could be addressed.

S. Dean questioned Mr. Collins about the stated walking distance from the house to the propose new building, as the photos taken during his site visit don't appear to support the statement of it being a shorter walk for Mrs. Collins. S. Dean asked who owns the property from Pine Street to Maple Grove, Mr. Collins responded that it was privately owned. S. Dean questioned the drawing provided of the new building and roof height that was listed, since it appears to be 16 feet in the middle of the roof. R. Collins assured S. Dean that the roof height would be below the 17 feet currently allowed. S. Dean questioned whether or not the proposed location of the new building would obstruct the view for any of the surrounding neighbors, Mr. Collins answered he did not think it would.

M. Dunckel questioned if the floor in the new pole building would be concrete or gravel. R. Collins stated gravel with concrete pad by the door. M. Dunckel also felt the easiest solution to the issue would be

to remove the existing shed to make room for the new structure, and make backing Mr. Collins trailer less difficult, and then not require a variance.

S. Skibbe stated that she had received a copy of the November 5, 1955 quit claim deed from the Alpena County Road Commission given to Tony and Agnes Skiba for the cost of \$1 for Beech Street. Contrary to notes made on the Township assessment drawing that the street had been vacated. The 33 foot road easement has been privately owned property since 1955 and should be reflected as such on the property card and the taxable amount of property now owned by Mr. Collins. Skibbe also asked Mr. Collins if the new pole building was going to have a bathroom constructed inside, he initially answered yes, and then stated no. He does not want to have to secure any additional permits or incur any additional costs for a sanitary sewer system. He also indicated that he had been considering creating a loft style living space in the upper level of the pole building, but that is still undetermined at this time.

S. Skibbe made a **motion** to table the variance decision until the new Building Official could be consulted on the project, **supported** by S. Dean. Vote was all in favor. T. Thomson will schedule an appointment with Building Official Kirk Malcomson as soon as possible. Any decision on this case will be delayed until input can be obtained.

#### **ADDITION TO THE AGENDA**

M. Dunckel felt the ZBA decision to change their meeting time until 8 pm to accommodate his teaching schedule should be open to discussion. S. Dean and S. Skibbe stated that they are retired and a later start time did not present a problem for them. T. Thomson felt that a 8 o'clock start time was too late considering that she has small children at home, and some adjourn times could run late. The consensus was that for now the ZBA meeting start time will remain at 7 pm, if M. Dunckel is unable to attend we will have alternate John Kohart be present.

Further discussion occurred about some of the current waterfront residential restrictions and the importance of the ZBA being involved in the current rewrite of the Township zoning ordinances.

**NEXT MEETING:** May 15, 2018 (tentatively)

#### **ADJOURNMENT**

S. Dean made a **motion** to adjourn at 8:46 pm

Respectfully submitted,

Susan Skibbe, Secretary