

7:00 o'clock p.m. Chairperson Arquette called the meeting of the Zoning Board of Appeals to order.

MEMBERS PRESENT: Arquette, Reynolds, Buechler

MEMBERS ABSENT: Eisenhauer, Sparling

ALSO PRESENT: None

VISITORS: David Moore, 4238 Quaker Hill Drive, Fort Gratiot, MI 48059
 Louis Hall, 4232 Quaker Hill Drive, Fort Gratiot, MI 48059

Motion by Buechler, supported by Reynolds, to approve the agenda as printed and posted.

Vote, 3/0. MOTION CARRIED. AGENDA APPROVED.

Motion by Reynolds, supported by Buechler, to approve the minutes of the regular meeting of August 19, 2014.

Vote, 3/0. MOTION CARRIED. MINUTES APPROVED.

CITIZENS WISHING TO ADDRESS THE BOARD (for items not on the agenda): None.

NEW BUSINESS:

ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2015) :

Motion by Buechler, supported by Reynolds, to appoint Arquette, as temporary chair. Vote, 3/0.

Temporary Chairperson Arquette opens the nominations for the 2015 Zoning Board of Appeals Officers.

NOMINATIONS / APPOINTMENTS:

Motion by Buechler, supported by Reynolds, to nominate Arquette as 2015 Chairperson.

Motion by Buechler, supported by Reynolds, to nominate Sparling as 2015 Vice Chairperson.

Motion by Buechler, supported by Reynolds, to nominate Eisenhauer as 2015 Secretary.

Temporary Chairperson Arquette closes nominations for the 2015 Zoning Board of Appeals Officers.

MOTION #1-1 CHAIRPERSON: (Responsible for presiding over all meetings)

Motion by Reynolds, supported by Arquette, to appoint Arquette, as 2015 Chairperson.

Vote, 3/0. MOTION CARRIED. ARQUETTE APPOINTED 2015 ZONING BOARD OF APPEALS CHAIRPERSON.

MOTION #1-2 VICE CHAIRPERSON: (Acting Chair in case of absence or conflict of interest)

Motion by Reynolds, supported by Arquette, to appoint Sparling, as 2015 Vice Chairperson.

Vote, 3/0. MOTION CARRIED. SPARLING APPOINTED 2015 ZONING BOARD OF APPEALS VICE CHAIRPERSON.

MOTION #1-3 SECRETARY: (Responsible for taking attendance and roll call for voting)

Motion by Reynolds, supported by Arquette, to appoint Eisenhauer, as 2015 Secretary.

Vote, 3/0. MOTION CARRIED. EISENHAUER APPOINTED 2015 ZONING BOARD OF APPEALS SECRETARY.

ITEM #2: VARIANCE & CLASS A DESIGNATION – 4238 QUAKER HILL DR / 74-20-588-0016-000:

APPLICANT: David Moore, 4238 Quaker Hill Drive, Fort Gratiot, MI 48059

OWNER: David & Christina Moore, 4238 Quaker Hill Drive, Fort Gratiot, MI 48059

REQUEST: 3' east side yard setback variance for proposed garage addition; Class A Designation for existing and proposed

LOCATION: 4238 Quaker Hill Drive

PARCEL ID #: 74-20-588-0016-000

LEGAL: LOT 91 PLAT NO 4 OF THE OLD FARM SUBD

APPLICANTS PRESENTATION: Mr. David Moore referenced the packet received in the mail and stated that he would like to do a 20'x30' addition to existing garage to be used for a workshop and storage.

PUBLIC COMMENT: Louis Hall, 4232 Quaker Hill Drive, is the neighbor to the east and is in favor of this request.

BOARD DISCUSSION:

Member Reynolds makes a motion to grant the request for the addition because it follows an existing setback.

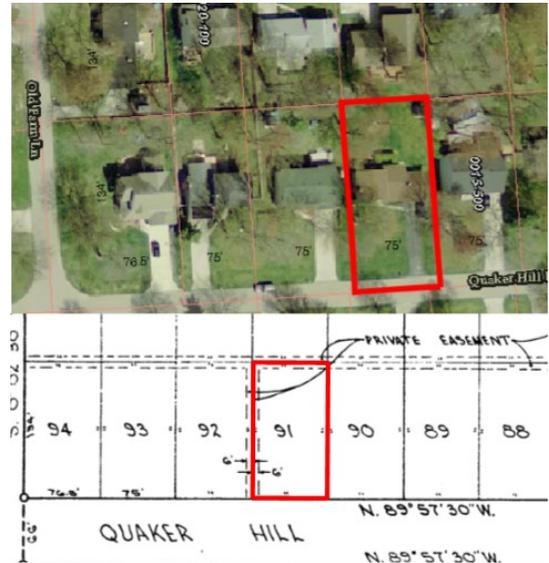
Member Arquette states that she questions the existing shed. It's 4.5' from the property line and was put up without a permit.

Mr. Moore indicated that the shed has been there for about 25 years.

Member Arquette wanted to make sure that the shed was not the cause for practical difficulty and it was determined that it is not. Square footage is not an issue with this request, the request is to allow them to follow the same setback as the house for the proposed addition to the attached garage.

Findings of Facts:

- The area was originally platted in 1967.
- The house was built in 1969. A copy of the original building permit is attached. At the time of construction, the side yard setbacks complied to the ordinance. Today, 10' is required. This is a lawfully existing nonconforming structure.
- The request is for an addition to the existing garage and is proposed to follow the existing building setback of 7' on the east. The addition does not encroach any farther into the setback than the existing structure.
- There is a 64 square foot shed in the northeast corner of the rear yard that is approximately 6.5' from the north rear property line and 4.5' from the east side yard property line. Any accessory structure under 200 square feet must be a minimum of 5' from side and rear property lines. There is no record of the shed in our files. The shed is not a lawfully existing nonconforming structure.
- There is a 6' private utilities easement along the north rear and west side property lines.
- In 2009 and 2014, similar variances were granted in this neighborhood.



MOTION #2-1 VARIANCE, 4238 QUAKER HILL DRIVE / 74-20-588-0016-000:

Motion by Reynolds, supported by Buechler, to grant the request from David Moore, for a 3' east side yard setback variance for a proposed garage addition for 4238 Quaker Hill Drive / 74-20-588-0016-000.

Vote 3/0. MOTION CARRIED. VARIANCE GRANTED FOR A 7' EAST SIDE YARD SETBACK FOR PROPOSED GARAGE ADDITION.

MOTION #2-2 CLASS A DESIGNATION, 4238 QUAKER HILL DRIVE / 74-20-588-0016-000:

Motion by Reynolds, supported by Buechler, to grant the request from David Moore, for a Class A Designation for the existing home, attached garage and proposed garage addition for 4238 Quaker Hill Drive / 74-20-588-0016-000. **Vote 3/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED ON EXISTING HOME, ATTACHED GARAGE AND PROPOSED GARAGE ADDITION. EXISTING NONCONFORMING SHED NOT INCLUDED IN CLASS A DESIGNATION.**

BOARD DISCUSSION: None.

Motion by Reynolds, supported by Buechler to adjourn. Time, 7:12 o'clock p.m. Vote, 3/0. MOTION CARRIED. MEETING ADJOURNED.