

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Special Meeting - Wednesday, June 25, 2008

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Jim Milstein, Ed Robin - Chair, Irma Schuelke and Lori Werda

ABSENT

Stan Mischley

OTHERS PRESENT

Lisa & Ricky Guy - Applicants

Larry Prentice - 1238 E LaComb Rd

Al Yuker - 2460 Hamilton Rd

Connie Grigg - 2514 Hamilton Rd

Les Klimaszewski - Building Inspector

Dustin VanSipe - 2690 Hamilton Rd

Wayne Lewis - 900 S 3rd

Tim Gulden - Attorney

Marie Twite - Supervisor

ADOPTION OF AGENDA

APPROVAL OF MINUTES

On Page 2, change "care" to "case". With these changes, E. Robin made a **motion** to approve the minutes of December 18, 2007, J. Milstein **supported**. ***Motion passed unanimously.***

PUBLIC MEETING PARTICIPATION RULES

CASES

1. Case #Z-01-08

Rick & Lisa Guy, requested a variance to erect a 6' high fence in the front yard. Property is located at 2740 Hamilton Road, Parcel No. 012-003-000-771-01, in an FR zone district.

J. Milstein, E. Robin, and I. Schuelke visited the site. L. Werda did not.

Discussion:

Neighbor Connie Grigg approves of fence. Al Yuker thinks it improves the look of the yard. Also, neighbor Wayne Lewis has no objection and it does not obstruct anyone's view from the road. Dustin VanSipe has no objection to the fence but wishes it would go farther behind house to hide old vehicles etc. which are in Ricky Guy's back yard. Ricky Guy cannot understand why a 4 foot fence is okay but not a 6 foot fence since they live out of the city. It would not obstruct any traffic's view. Les Klimaszewski did a drawing of the house and proposed fence and explained the 25 foot setback. Ed Robin stated no fences are to be higher than 4 feet in the front yard. Jim Milstein said it needs to be a practical difficulty in order to grant a dimensional variance. Rick Guy is upset with decision and does not understand why he cannot have a 6 foot fence in a Forest Recreational zone district.

J. Milstein made a **motion** to **deny** Case #Z-01-08, **supported** by I. Schuelke. Reason for denying case was because there is no proof of a practical difficulty which is necessary under a dimensional variance request.

Roll call vote:

J. Milstein - aye; S. Mischley - absent; E. Robin - aye; I. Schuelke - aye; L. Werda - aye.

Motion passed unanimously.

2. Reconsider Case #Z-04-07

Pete Hunter (for Michael Arzo) requested a 20' height variance for the construction of a 50' high ferris wheel. Property is located at 2516 Bloom Road, Parcel No. 013-027-000-840-00, in a B-2 zone district.

Discussion:

Tim Gulden, township attorney, explained that the bond previously required by the board is not necessary to insure clean up of business in case of failure. The township has an ordinance for this. Gulden discussed bonds with the board and when one may be needed.

L. Werda made a **motion** to delete the need for a bond, condition # 1, on Case #Z-04-07, upon advice of the attorney. I. Schuelke **supported**.

Roll call vote:

J. Milstein - aye; S. Mischley - absent; E. Robin - aye; I. Schuelke - aye; L. Werda - aye.

Motion passed unanimously.

NEXT MEETING: August 19, 2008 (tentatively)

MEETING ADJOURNED: 8:15 p.m.

Respectfully submitted,

Lori Werda
Secretary

/ldt