

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Regular Meeting - Tuesday, July 18, 2017

MEETING COMMENCED: 7:01 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Tom Hilberg - Liaison, Irma Schuelke - Vice-chair and Susan Skibbe - Secretary

ABSENT

Matt Dunckel and Ed Robin - Chair

OTHERS PRESENT

Greg Mullins - Applicant

Linda Mullins - Applicant

Jerry Bleau - Alpena Twp Building Official

Terry Losinski - 17576 Birch Street

ADOPTION OF AGENDA

T. Hilberg made a **motion** to accept the agenda, **supported** by S. Skibbe. *Motion carried.*

APPROVAL OF MINUTES

I. Schuelke made a **motion** to approve the March 15, 2016 minutes, T. Hilberg **supported**. *Motion carried.*

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

a. None

CASE

1. **Case #Z-01-17**, Gregory & Linda Mullins requested a 12' variance to the front yard setback. Property is located at 2419 Long Lake Park Road, Parcel No. 013-003-000-397-00 in a Waterfront (WR) zone district.

All ZBA members present visited the site. Applicant Greg Mullins requested the variance based on the fact that he feels the 25' front yard set back is to allow for sewer/septic service and this accessory building is merely for storage and will never have water or sewer service. Also, because his neighbor Brad Senkowski believes the property line, is in fact, the tree line on the property in spite of the fact that Mr. Mullins has a survey dated January 29, 2015 showing otherwise. Mr. Mullins does not want to upset his neighbors by removing the trees to accommodate his garage structure and be in compliance.

Alpena Township Building Official Jerry Bleau was asked if he reviewed the site plan before issuing the permit. He said yes but he mistakenly thought the garage was going on the opposite side of the road.

Contractor Terry Losinski stated he does not have much experience building in that area. He presented the site plan to the Alpena Township Building Official and was granted a permit. He dug the footings and then Building Official Jerry Bleau did a site visit and told him the site did not comply with the zoning ordinance setbacks.

Mr. Mullins called Brad Senkowski during the meeting and was informed that in spite of his insistence of having a survey, Mr. Senkowski does not. He merely has a physical description of his property. Mr. Mullins offered to try and resolve the property line confusion with Mr. Senkowski.

I. Schuelke made a **motion** to grant the variance request but motion died due to lack of support.

I. Schuelke made a **motion** to table the variance request, **supported** by S. Skibbe for the following reasons:

- a. More information is needed on Mr. Mullins' other options.
- b. Mullins and Senkowski need to formalize their property lines legally.
- c. The ZBA needs all members to be present and help make a decision.

Roll call vote: Tom Hilberg - aye; Matt Dunckel - absent; I. Schuelke - aye; Susan Skibbe - aye; Ed Robin - absent. Motion passed unanimously.

DISCUSSION

ZBA members agreed this case has more complications involved that compounding it with a variance will solve.

NEXT MEETING: August 15, 2017 (tentatively)

MEETING ADJOURNED: I. Schuelke made a **motion** to adjourn meeting, **supported** by T. Hilberg. Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt