# ALPENA TOWNSHIP ZONING BOARD OF APPEALS

***SPECIAL MEETING * MINUTES JULY 30, 2010**

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**MEETING COMMENCED: 7:00 p.m.**
**PLEDGE OF ALLEGIANCE**

**PRESENT:** Ed Robin, Chair Lori Werda, Secretary Irma Schuelke
David Dekett Stan Mischley

**Adoption of Agenda** Motion to approve made by Stan Mischley, supported by David Dekett
Motion passed unanimously.

**Ed Robin explained the rules and how the meeting would be conducted.**

**OLD BUSINESS—none**

**NEW BUSINESS -- C**ase # Z-01-10 WB North Holdings request eight (8) ft variance to the front yard set back for an addition to an existing building and a variance to place a sign in the MDOT right of way.
Property is located at 2389 US 23 South, parcel No's 018-103-000-098-00 (B-2), 018-103-000-099-02 (B-2) and 018-103-000-116-02 (B-3).

**Persons in Attendance for Case Z-01-10 Robert Spragg, applicant --**
**Peter Hunter, Hunter Construction**

**Chair Ed Robin went over all documents received.**
**Exhibits**

1. Public notice
2. Signed petition with permission to visit site.
3. List of adjacent Property Owners
4. Letter dated 7/08/2010 from Robert Spragg

**All members visited the site.**
**Public Discussion: Robert Spragg** explained the need for the new 8' by 16' addition and stated that he has verbal permission from MDOT to place the sign in the right of way and to add additional parking spaces in the right of way. **Werda** questioned if there would be loss of parking because of the addition. **Spragg** -there will be increased parking from 18 to 23 to include 2 handi-cap spaces. **Discussion** on when the set back changed from 25' to 50'. **Dekett** stated that there would not be a safety issue concerning traffic or visibility with granting either variance.

**Motion to approve 8' variance** to the front yard set back made by Irma Schuelke,--
supported by David Dekett **Motion passed unanimously.**

Reasons: 1. Will not be detrimental to the surrounding neighborhood.
2. Will not impair the purpose of the ordinance.
3. Variance enables adequate use of unique property shape.

**Motion to approve** variance to allow existing sign to be placed in the MDOT right of way with stipulation that the ZBA would be given a copy of the letter from MDOT granting permission for the sign to be placed in the right of way -made by Irma Schuelke,-- supported by David Dekett. **Motion passed unanimously.**

Reasons: 1. Improves visibility
2. Sign is not a traffic hazard
3. Will not impair the purpose or intent of the ordinance.

**Next meeting** *special to be scheduled.

Meeting Adjourned 8 p.m.
Respectfully submitted, Lori Werda, secretary ZBA