

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Special Meeting - Thursday, August 3, 2017

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

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

ABSENT

None

OTHERS PRESENT

Greg Mullins - Applicant

Julie Goldberg - 6651 US 23 N

Terry Losinski - 17576 Birch Street

ADOPTION OF AGENDA

PUBLIC MEETING PARTICIPATION RULES

TABLED 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.

M. Dunckel opened the discussion by thanking Mr. Mullins for developing additional drawings of a smaller structure to try and be compliant with the Township setbacks. I. Schuelke asked Mr. Mullins if he did own the property containing the tree line and he said he did not. He and the adjoining property owners, Brad & Gina Senkowski, are working with surveyor Tom Fabis to re-draft a survey representing what each party acknowledges as their property lines. This updated survey will be filed with the County Register of Deeds and will eliminate any confusion or future disagreements over the property lines.

S. Skibbe asked Mr. Mullins where the garage doors were to be located since it was not noted on the site plan. He responded they would face the roadway. S. Skibbe shared the information gained from the Alpena County Road Commission confirming the rationale for the 25' front setback. By granting a 12' variance, any vehicle parked in front of the garage doors would be encroaching on the 33' from centerline road commission easement. Mr. Mullins acknowledged that made sense.

M. Dunckel made a **motion** to grant the variance request, **supported** by S. Skibbe for the following reasons:

1. Mr. Mullins addressed his safety concern by changing the orientation of the garage door. This variance of 12' is contingent on the garage door opening facing northwest toward his rental house.

2. All the surrounding neighbors approved.
3. The setback requested ended up being mitigated by changing the door opening direction.

*Roll call vote: Tom Hilberg - aye; Matt Dunckel - aye; I. Schuelke - aye; and Susan Skibbe - aye.
Motion passed unanimously.*

DISCUSSION

T. Hilberg agreed that the compromise would eliminate any snowplow or traffic safety hazards, Mr. Mullin agreed.

NEXT MEETING: August 15, 2017

MEETING ADJOURNED: Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt