

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Regular Meeting - Tuesday, August 15, 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

Fred Male Sr. - 9053 W Long Lake Rd

Fred Male Jr. - 1833 Park St (Applicant)

ADOPTION OF AGENDA

M. Dunckel made a **motion** to accept the agenda with additional information presented by Fred Male Jr, **supported** by S. Skibbe. *Motion carried.*

APPROVAL OF MINUTES

M. Dunckel made a **motion** to approve the July 18, 2017 minutes, T. Hilberg **supported.** *Motion carried.*

M. Dunckel made a **motion** to approve the August 3, 2017 minutes, T. Hilberg **supported.** *Motion carried.*

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

a. None

CASE

1. **Case # Z-02-17**, Fred Male Jr. requested to construct an addition onto a nonconforming building and lot which will require variances. Property is located at 1833 Park Street, Parcel No. 018-195-000-296-00 in a Waterfront (WR) zone district.

Hilberg, Dunckel and Skibbe visited the site. Mr. Male was not aware his current structure was non-conforming when he purchased the property. He and his neighbor, Ron Ceglarek, have not had any public trying to utilize the alley for public use, as it is designated. District Health Dept. #4 stated if he received written permission from the neighbor to the east, he could place his septic tank on the property line he shares with lot #2 and #10. Mr. Male provided four (4) letters of non-objection from his neighbors attesting that an addition on his property would not cause issues. Mr. Male provided new drawings of the 20' x 38' proposed addition with the proposed bathrooms being farther away from the lake and new septic system being near the road.

S. Skibbe asked Mr. Male if he had an evaluation done of the existing septic system to determine if the system meets current standards and can accommodate increased usage. He answered no, and that he currently places a porta john on site when he has more visitors during the summer. T. Hilberg explained that Mr. Male's lot is only 7410 sq. ft., far less than the current minimum

required lot size and the zoning ordinance clearly states that non-conforming structures should not be expanded or enlarged upon. M. Dunckel questioned Mr. Male on his efforts to construct the 600 sq. ft. addition and make the necessary septic improvements to reduce septic waste from leaching into Long Lake.

M. Dunckel made a **motion** to grant the request, **supported** by I. Schuelke for the following reasons:

- a. The proposed new addition is built within applicant's property line and the overlap onto the Township's alley easement is not continued.
- b. The required side set back is eliminated when building next to a public easement so applicant's proposed addition built on the property line is allowed.
- c. The building permit cannot be issued until all Health Department requirements and testing have been completed satisfactorily. Once the new septic system is in place, it will improve septic/sanitary conditions in that low area and reduce the impact on water quality.

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

DISCUSSION

A letter will be sent to Jerry Bleau, Alpena Township Building Official, requesting that the ZBA be notified that all of the requirements have been met before the building permit is issued. This includes a perk test and District Health #4 review and approval of the new septic system and that it meets current design standards and can accommodate the building expansion. ZBA secretary will send letter to J. Bleau on 8-16-17 explaining this restriction.

NEXT MEETING: September 19, 2017 (tentatively)

MEETING ADJOURNED: I. Schuelke made a **motion** to adjourn meeting at 8:12 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt