

# ALPENA TOWNSHIP ZONING BOARD OF APPEALS

## MINUTES - Special Meeting - Monday, October 29, 2007

MEETING COMMENCED: 7:00 PM

### PLEDGE OF ALLEGIANCE

### THOSE PRESENT

Jim Milstein, Stan Mischley, Ed Robin - Chair and Irma Schuelke

### ABSENT

Lori Werda

### OTHERS PRESENT

Dick & Jan Mosier - 2155 Hobbs Drive  
Ray & June Thompson - 2130 Hobbs Drive  
Carol Livermore - 2145 Hobbs Drive  
Dena Livermore - 3802 Monaghan Point Road

### ADOPTION OF AGENDA

### PUBLIC MEETING PARTICIPATION RULES

### CORRESPONDENCE

- a. Schedule of Meetings - 2008
- b. Assessing Department Sketch - 2145 Hobbs Drive (Case #Z-08-07)

### CASE

- A. Case # Z-08-07  
Roger Roberts (Carol Livermore, owner) requested a variance to the minimum width of a dwelling. Property is located at 2145 Hobbs Drive, Parcel No. 018-335-000-268-00, in an R-1 zone district.

All members present visited site.

#### Correspondence

Mark Skiba sent a letter opposing the variance (no date). Harbin R. & Janet A. Mosier sent a letter dated 10/27/07 opposing the variance.

#### Public Discussion

Dena Livermore asked the board to approve the variance. She believes Roger Roberts would improve the property. June Thompson of 2130 Hobbs Drive spoke against the variance along with Carol Livermore and Janet Mosier. Chairman Robin closed the public discussion.

#### Board Discussion

Both J. Milstein and I. Schuelke felt it was a non-conforming use.

J. Milstein made a **motion** to **deny** Case #Z-08-07, **supported** by I. Schuelke.

Reasons for denying variance are:

- a. Should not replace a non-conforming use with another non-conforming use;
- b. Does not meet any criteria of the zoning book.

Roll Call:

J. Milstein-aye; S. Mischley-aye; E. Robin-aye; I. Schuelke-aye; L. Werda-absent. **Motion passed unanimously.**

**APPROVAL OF MINUTES**

I. Schuelke made a **motion** to approve the minutes of October 22, 2007, **supported** by J. Milstein. **Motion passed unanimously.**

**NEXT MEETING** will be held on November 20, 2007.

**MEETING ADJOURNED:** 7:35 p.m.

Respectfully submitted,

Stan Mischley  
Temporary Secretary

SM/ldt