

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Regular Meeting - Tuesday, November 21, 2017

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Tom Hilberg - Liaison, Susan Skibbe - Secretary and Tammy Thomson - Chair

ABSENT

Matt Dunckel and Irma Schuelke - Vice-chair

OTHERS PRESENT

Scott & Jennifer Senchuk - Applicant

ADOPTION OF AGENDA

T. Hilberg made a **motion** to accept the agenda with the addition of Changing the Meeting Time under New Business, **supported** by T. Thomson. *Motion carried.*

APPROVAL OF MINUTES

T. Hilberg made a **motion** to approve the October 17, 2017 minutes, T. Thomson **supported.** *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

a. Letter Regarding Case #Z-04-17 - McDonald - Letter was read and filed.

NEW CASE

1. Case # Z-04-17, Scott & Jennifer Senchuk requested a one year extension for a temporary dwelling permit. Property is located at 6346 US 23 S, Parcel No. 018-250-000-022-05 in a Mixed Residential (R-3) zone district.

Hilberg, Thomson and Skibbe visited the site. S. Senchuk explained to the ZBA that he felt he had followed all the Alpena Township building rules. He began clearing, dug the foundation and began footings and block work. Several health and personal setbacks occurred that prevented him from doing the physical work, as he is building the house himself. S. Senchuk secured a permit from DHD #4 for an on-site sewage system but installed a smaller capacity holding tank which he has pumped out on a regular basis, although he did not provide proof of invoices for pumping. He has not followed through on the permit from DHD #4 and was served notice on November 14, 2017 that he must do so. S. Senchuk assured the ZBA that if granted a 1 year extension on a temporary building permit, he would be able to complete his home and occupy it by November 2018.

T. Thomson felt Mr. Senchuk's medical and personal issues should be considered so he can continue to occupy his 5th wheel trailer and complete his home. T. Hilberg expressed his concern about the number of additional travel trailers on S. Senchuk's property and that they need to be moved after 90 days. S. Skibbe provided documentation from DHD #4 concerning

the Senchuk permit for an on-site sewage system. The ZBA was informed that the Senchuk property is in an R-1 district, not R-3 as listed on the application. Correction needs to be reviewed by Township Officials.

S. Skibbe made a **motion** to grant the extension until November 1, 2018, **supported** by T. Hilberg. Reasons for granting Case #Z-04-17 are:

- a. Temporary dwelling permit process was not initially enacted properly by the Alpena Township Building Official, not the fault of the applicant.
- b. Applicant had hardship issues during the first year of his building permit.
- c. Extension on temporary dwelling permit will expire on November 1, 2018.
- d. Foundation for permanent home is in progress and septic system pumping is done on a regular basis.

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

NEW BUSINESS - Change Meeting Time

S. Skibbe made a **motion** to change the start time of ZBA meetings to 8:00 p.m., contingent on all ZBA members being in agreement on the change, **supported** by T. Hilberg. **Motion passed.** The question will be posed to the two (2) absent ZBA members to verify they are in agreement with the change.

NEXT MEETING: December 19, 2017 (tentatively)

ADJOURNMENT: Meeting adjourned by Chair Thomson at 7:39 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt