

CITY OF CHARLEVOIX
ZONING BOARD OF APPEALS MINUTES
Wednesday, June 12, 2013 - 6:00 p.m.
210 State Street, City Hall, 2nd Floor Council Chambers, Charlevoix, MI

(A) CALL TO ORDER

The meeting was called to order by Chair Greg Withrow at 6:00 p.m.

(B) ROLL CALL/PLEDGE OF ALLEGIANCE

Members Present: Greg Withrow, Gary Anderson, Art Nash, Larry Sullivan (alt.), Greg Bryan (alt.)
Members Absent: Ann Gorney, Patricia Miller
Staff Present: City Planner Michael Spencer

Planner Spencer introduced Art Nash, the ZBA's newest member.

Chair Withrow noted that members Sullivan and Bryan would be voting members at this evening's meeting.

(C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST

None.

(D) APPROVAL OF AGENDA

The agenda was approved as presented.

(E) APPROVAL OF MINUTES

The Board reviewed the December 12, 2012 minutes. Chair Withrow noted two needed corrections.

Motion by Anderson, second by Nash, that the December 12, 2012 minutes be approved as amended. Motion approved by unanimous voice vote.

(F) NEW BUSINESS

1. Public Hearing for Project 2013-01 ZBA: Variance Request.

Applicants: Bud Klooster.

Subject Property: 1010 St. James Place.

a. Staff Presentation

City Planner Mike Spencer stated the applicant is requesting a dimensional variance from the City of Charlevoix Zoning Ordinance for the construction of an addition at 1010 St. James Place. The addition would be a 14'6" x 23' addition on the south side of the home for a new great room. The proposed addition does not meet the rear yard setback requirements. Planner Spencer noted that the property is on a cul-de-sac and is not rectangular or square in shape, making additions difficult.

The agenda packet includes a variance application form, a site plan/survey, proposed elevation drawings, proposed floor plan, and public comments received as of June 7.

b. Presentation by Applicant (Bo Boss, contractor, representing Kloosters)

Mr. Boss presented the proposed addition. Internal renovations will result in the loss of a living room; the Kloosters would like to proceed with the internal renovations and add on space for a living room or great room. Because the home is a bi-level, the only option is to expand off the back of the home.

c. Call for Public Comment

The Chair opened the public hearing on Project 2013-01 ZBA at 6:11 p.m.

There were no comments.

The Chair closed the public hearing at 6:11 p.m.

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The Chair noted that three letters had been submitted on the project, two in favor and one against, and had been included in the agenda packet.

d. ZBA Determination of Findings of Fact

Chair Withrow confirmed that the Board had previously reviewed the agenda documents and went over the findings of fact as proposed by staff. There were no revisions or objections to the proposed findings of fact.

e. Motion

Motion by Member Nash, second by Member Sullivan, to approve project 2013-01 ZBA without conditions based on the Findings of Fact contained herein.

Yeas: Withrow, Anderson, Nash, Sullivan, Bryan

Nays: None

Motion passed 5-0

(G) CALL FOR PUBLIC COMMENT ON NON-AGENDA ITEMS

The Chair called for public comment on non-agenda items at 6:17 p.m.

Planner Spencer stated that another variance request was just received in his office, which will require a meeting in July.

The Chair closed public comment at 6:18 p.m.

(H) ADJOURNMENT

Motion by Anderson, second by Nash, that the meeting be adjourned.

There were no objections.

The meeting was adjourned at 6:18 p.m.

Greg Withrow, Chair

Stephanie C. Brown, Deputy City Clerk

