



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600
Fax: (810) 987-6712

Zoning Board of Appeals Agenda

Thursday, March 21st 2019 at 7:00pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Approval
 - a. Public Comment
5. Approval of Minutes – October 18th 2019
6. Correspondence
 - a. Save the Date! Monday, April 29 is our Spring Metropolitan Planning Commission Workshop. Registration forms with topics will follow in the coming weeks
7. New Business
 - a. To hear all comments relative to a request for a variance from the Township Zoning Ordinances, Pauline and Warren Flynn, Parcel Number 74-28-275-0003-000 known as 2436 Sharon Lane. The applicant is requesting approval to enlarge his existing garage square footage instead of constructing a separate detached accessory structure as required per Section 40-666 Accessory Buildings and structures.
 - b. To hear all comments relative to a request for a variance from the Township Zoning Ordinances, Marty and Joi Torello, Parcel Number 74-28-766-0039-001 known as 3210 Strawberry Lane. The applicant is requesting approval to construct an additional detached accessory structure exceeding the current size allowed per Section 40-666 Accessory Buildings and structures.
 - c. Elections of Officers
 - d. 2019 Meeting Dates
 - e. 2018 ZBA Master Records
8. Old Business
 - a.
9. Report's
 - a. Bill Livingston – Board Trustee
 - b. Jerry Sebastian - Planning Commission
10. Adjournment

hello March!



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600
Fax: (810) 987-6712

MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON ZONING BOARD OF APPEALS HELD THURSDAY, MARCH 21, 2019, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

1. **Call to Order**

The Meeting was called to order by Chairman Jerry Sebastian at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Attended: Michael Booth (alternate), Trustee William Livingston, Jim Robinson and Jerry Sebastian.

Absent: David Sickles and Thelma Spigner.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Marty/Joi Torello, Warren/Pauline Flynn and Recording Secretary Betty Child.

4. **Agenda Approval**

Chairman Sebastian requested a correction in Agenda Item 5 to change the year date from 2019 to 2018.

Motion by Member Robinson, support by Trustee Livingston, to approve the amended agenda. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the amended agenda was approved.

(a) Public Comment

Chairman Sebastian read a letter from Tim Brown who was not in favor of the Torello variance request.

5. **Approval of Minutes, October 18, 2018**

Motion by Member Robinson, support by Trustee Livingston, to approve the minutes as distributed. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the minutes were approved.

6. **Correspondence**

Members were provided notice of the upcoming St Clair County Metropolitan Planning Commission 2019 Spring Workshop to be held Monday April 29, 2019.

7. **New Business**

(a) To hear all comments relative to a request for a variance from the Township Zoning Ordinances, Parcel Number 74-28-275-0003, also known as 2436 Sharon Lane, Warren/Pauline Flynn. The applicants are requesting approval to enlarge the existing garage square footage instead of constructing a separate detached accessory structure as required per Section 40-666 Accessory Buildings and Structures.

The amount of attached and detached sizes allowed were noted on the drawings of the existing and proposed structures. The applicant, Pauline Warren, stated she is now handicapped and needs the additional space for a floral design workshop. Kirk Lavigne stated a home business is a permitted use and the request is acceptable with the provision of no additional detached structures allowed.

Motion by Member Booth, support by Member Robinson, to approve variance for the detached accessory structure. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(b) To hear all comments relative to a request for a variance from the Township Zoning Ordinances, Parcel Number 74-28-766-0039-001, also known as 3210 Strawberry Lane, Owners Marty/Joi Torello. The applicants are requesting approval to construct an additional detached accessory structure exceeding the current size allowed per Section 40-666 Accessory Buildings and Structures.

The applicants are requesting that they be allowed to tear down an existing detached accessory structure and construct a larger 1400 SF detached accessory structure for use of vehicle storage with no intent to add additional structures. Drawings of the existing and proposed structures with the size totals for the attached and detached structures were provided. Kirk Lavigne recommended any additional square footage allowed for a detached accessory structure be deducted from what would be currently allowed for an attached accessory structure to keep the property in line with the intent of the overall restrictions listed in the ordinance. Currently there is no ordinance restricting or controlling construction due to restricting the view of a neighbor. As noted in Public Comment a letter was received in opposition of this request.

Motion by Member Robinson, support by Trustee Livingston, to approve the variance for the detached accessory structure. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(c) Election of Officers

Motion by Trustee Livingston, support by Member Robinson, to retain the current slate of officers. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, Chairman Jerry Sebastian and Vice-Chairman Jim Robinson.

(d) 2019 Meeting Dates

Motion by Member Robinson, support by Trustee Livingston, to accept the 2019 Calendar dates. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, calendar dates accepted.

(e) 2018 ZBA Master Records

Motion by Trustee Livingston, support by Member Robinson, to accept the 2018 Master Record Report. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, the 2018 Master Record Report accepted.

8. Old Business

There being no Old Business, Chairman Sebastian moved to Reports.

9. Reports

(a) Township Board – Trustee Bill Livingston

- At this time, there was nothing to report.

(b) Planning Commission – Jerry Sebastian

- A permit for the new smoothie location on 24th Street has been received.
- Plans for a condo on Emily Lane which will be heard after the next ZBA Meeting on April 18, 2019.
- Pending car wash expansion plans at 32nd St and Lapeer.

10. Adjournment

Motion by Member Robinson, support by Trustee Livingston, at 7:31 P.M. to adjourn. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child