



CHARTER TOWNSHIP OF PORT HURON

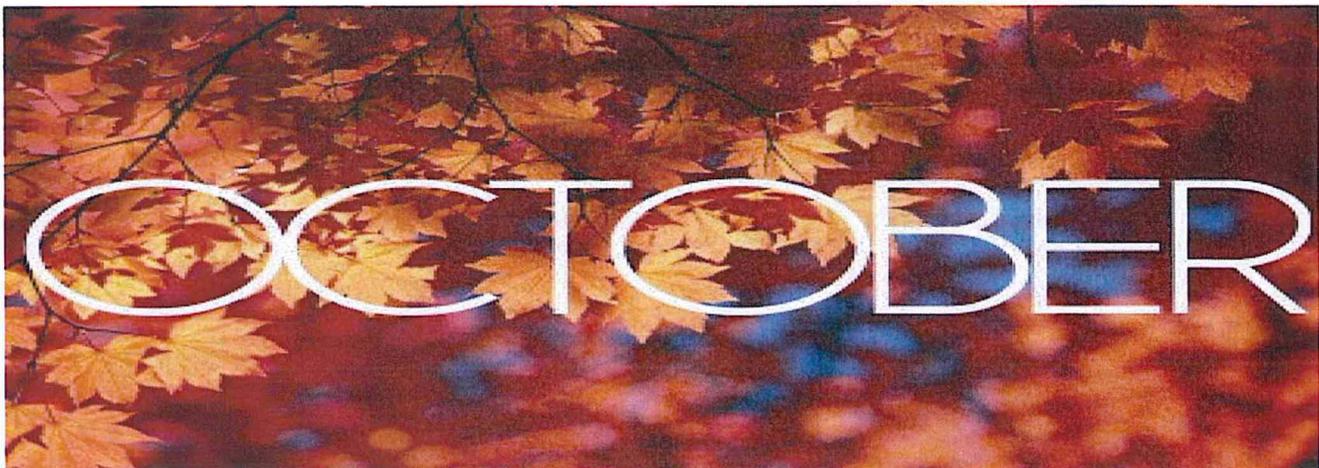
3800 Lapeer Road
Port Huron Twp., Michigan 48060

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

Zoning Board of Appeals Agenda

Thursday, October 18th 2018 at 7:00pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Approval
 - a. Public Comment
5. Approval of Minutes – July 20th 2017
6. Correspondence
7. New Business
 - a. To hear all comments relative to a request for a variance from the Township Zoning Ordinances, From Anthony M. Jacobs, Marty's Auto Detailing 74-28-840-0005-001 also known as 3319 Dove Road. The applicant is requesting approval to split an existing parcel into 2 parcels with non-conforming setbacks on the existing buildings and combine one of the parcels with an existing adjoining parcel.
8. Old Business
 - a.
9. Report's
 - a. Bill Livingston – Board Trustee
 - b. Jerry Sebastian - Planning Commission
10. Adjournment





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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON ZONING BOARD OF APPEALS HELD THURSDAY, OCTOBER 18, 2018, 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 7:03 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Attended: Trustee William Livingston (arrival 7:17 p.m.), Jim Robinson, Jerry Sebastian and David Sickles.

Absent: Thelma Spigner.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Supervisor Robert Lewandowski, other unnamed guests and Recording Secretary Betty Child.

4. **Agenda Approval**

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

(a) **Public Comment**

There being none, Chairman Sebastian moved to Approval of Minutes.

5. **Approval of Minutes, July 20, 2017**

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

For the record, this was the first Zoning Board of Appeals Meeting held this year.

6. **Correspondence**

Members were provided notice of the upcoming MPC Fall Workshop to be held October 29, 2018.

7. **New Business**

(a) To hear all comments relative to a request for a variance from the Township Zoning Ordinances, From Anthony M Jacobs, Marty's Auto Detailing, Parcel 74-28-840-0005-001, also known as 3319 Dove Road. The applicant is requesting approval to split an existing parcel into 2 parcels with non-conforming setbacks on the existing buildings and combine one of the parcels with an existing adjoining parcel.

The applicant, Anthony M Jacobs, owner of the existing site recently sold half of it with the lot being split in two. A request to allow him to split one of the remaining lots and sell it to the owner of the other lot was made.

Kirk Lavigne commented the existing buildings were constructed slightly different from what was proposed, but all on one lot with an additional building built between the two. A request to split the lot on the east has been made and sold to the owner on the west side. Technically a setback variance is required, however, legally this could have been accomplished under a condo arrangement. The only building code requirement is to provide for fire-rated walls. Per discussion with the County Assessor, there does not seem to be a problem with this request. There are currently separate addresses for the parcels.

Motion by Trustee Livingston, support by Member Robinson, to approve the lot split subject to Building Department requirements and review for the firewall. Hearing no comments, Chairman Sebastian called for a voice vote. All in favor, motion carried.

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

- The October Meeting was cancelled due to lack of quorum.

10. Adjournment

Motion by Member Robinson, support by Member Sickles, at 7:23 P.M. to adjourn. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child