

On November 17, 2020 at 7:30 p.m., via remote meeting using the GoTo Meeting platform, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Glenn Clark
Aaron Green
Thomas Desmond
David Eisenbacher
James McCauley
Michael Bossenbroek
Sadek Rahman

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney
Jackie Ferencz, Administrative Assistant, Planning Department
Bob Laux, Information Technology

2. PROCEDURE

3. MODIFICATION OF ZONING BOARD OF APPEALS RULES OF PROCEDURE

Moved by McCauley
Seconded by Desmond

RESOLVED, to approve resolution modifying Rules of Procedure.

Yes: All

MOTION PASSED

4. APPROVAL OF MINUTES – March 17, 2020

Moved by Eisenbacher
Seconded by Green

RESOLVED, to approve the March 17, 2020 meeting minutes.

Yes: All

MOTION PASSED

5. APPROVAL OF AGENDA – Modify variance description for item 6A

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to approve the agenda with proposed modification.

Yes: All

MOTION PASSED

6. HEARING OF CASES:

- A. VARIANCE REQUEST, ARTHUR KALAJIAN, 2970 E LONG LAKE: A variance request to 1) to expand a nonconforming building, 2) to construct a building addition 77 feet from the Dequindre property line where the Zoning Ordinance requires a 10 foot "build to" line, and 3) to construct a building addition 13.61 feet from the west property line where the Zoning Ordinance requires a 30 foot setback.

MOTION by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

MOTION by Clark
Second by Eisenbacher

RESOLVED, to amend motion requesting additional screening of shrubbery to further enhance landscaping and create a greenbelt around property with emphasis on the west side of property.

Yes: Clark, Eisenbacher
No: McCauley, Rahman, Bossenbroek, Green, Desmond

MOTION FAILS

MOTION by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Rahman, Clark, Desmond, Bossenbroek, Eisenbacher, McCauley
No: Green

MOTION PASSED

- B. VARIANCE REQUEST, WENDY AND TOM BOIKE, 4895 PARK MANOR: A variance request to construct a deck 3 feet from the rear property line. The Zoning Ordinance requires the deck to be at least 25 feet from the rear property line.

Moved by Green

Second by McCauley

RESOLVED, to deny the request.

Yes: Rahman, Clark, Green, Bossenbroek, McCauley

No: Desmond, Eisenbacher

MOTION PASSED

- C. VARIANCE REQUEST, ELLEN YERKES FOR ANTONELLI LANDSCAPE, 4062 CHATWAL: A variance request to construct a portion of a swimming pool in the front yard. The Zoning Ordinance requires swimming pools to be in the rear yard, behind the front of the principal building.

Moved by Eisenbacher

Second by Green

RESOLVED, to approve the request.

Yes: All

MOTION PASSED

- D. VARIANCE REQUEST, BRIAN VAN HORN, 1086 SHALLOWDALE: A variance request to maintain a recently constructed shed in the front yard. The Zoning Ordinance requires sheds to be in rear yards. The shed was constructed without first receiving the required building permit.

Moved by McCauley

Second by Green

RESOLVED, to deny the request.

Yes: Desmond, Eisenbacher, McCauley, Bossenbroek

No: Green, Rahman, Clark

MOTION PASSED

- E. VARIANCE REQUEST, JOHN L. & LAURA ZAPTYTOWSKI, 2540 KINGSTON: A variance request to replace the sunroom with a new one that will be 36.9 feet from the rear property line. The Zoning Ordinance requires the addition to be at least 40 feet from the rear property line. The proposed replacement structure will be the same size as existing.

Moved by McCauley

Second by Green

RESOLVED, to approve the request.

Yes: ALL

MOTION PASSED

- F. VARIANCE REQUEST, LOUIE AND SHARI MESSINA, 3910 FORGE: A variance request to construct a home addition 27.5 feet from the rear property line. The Zoning Ordinance requires the addition to be at least 40 feet from the rear property line.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Eisenbacher, Desmond
No: McCauley, Green, Rahman, Clark, Bossenbroek

MOTION DENIED

- G. VARIANCE REQUEST, OLLIE APAHIDEAN, VACANT-BLACK OAK PARCEL (88-20-11-226-004): A variance to split a property into 3 properties, variance to allow two of the properties to have lot width and frontage of 30 feet, and the third to have zero lot width and frontage. The Zoning Ordinance requires each property to have 85 feet lot width and frontage.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to postpone to December 15, 2020 ZBA meeting.

Yes: ALL

MOTION PASSED

7. ELECT CHAIR AND VICE CHAIR:

Moved by Eisenbacher
Second by Green

RESOLVED, to nominate Glen Clark Chair and Michael Bossenbroek Vice-Chair.

Yes: ALL

MOTION PASSED

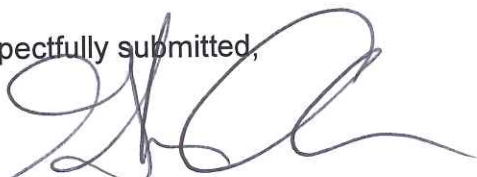
8. PUBLIC COMMENT: None

9. MISCELLANEOUS BUSINESS – Mr. Evans provided an report update on items from March 2020 meeting: annual report, training/case study reviews, and sample motions

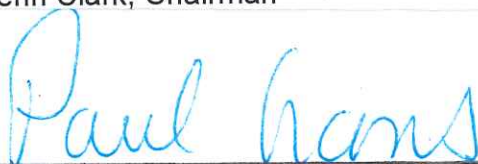
10. PUBLIC COMMENT: None

11. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 12:28 a.m.

Respectfully submitted,



Glenn Clark, Chairman



Paul Evans, Zoning and Compliance Specialist