

ZONING BOARD OF APPEALS MEETING

February 1, 2023

Present: Board Members Horntvedt, Sangster, Kwiatkowski, and Chorey

Absent: Board Member O'Brien

Also Present: Daniel Sabolsky, City Manager/Zoning Administrator and Mary Ebert, applicant.

Review and Approval of Zoning Board of Appeals Minutes of November 16, 2022:

Motion by Kwiatkowski and seconded by Horntvedt to approve Zoning Board of Appeals Minutes of November 16, 2022 with some modifications as requested by Horntvedt. These corrections were given to Sabolsky and will be corrected by City staff. Motion was passed (4-0)

New Business:

Dimensional Variance Request – 213 N. Huron Street (Owner Mary Hebert).

Chairperson Sangster asked Sabolsky to describe why he denied the lot split application from Ms. Ebert. Sabolsky stated that Ms. Ebert wanted to split 213 N. Huron Street into two parcels that would be non-conforming to the City's Zoning Code for rear yard setbacks. Sabolsky stated that staff recommends the approval of the split with two conditions: 1) An access easement be created and recorded, at the County, around the property to allow adjoining properties to perform repairs and maintenance on their structures. 2) The building, currently used as storage, needs to be separated from the water and sewer hookups that it shares with the residential structure. The storage building will need to have separate water and sewer hook-ups established. Both conditions would have to be satisfied before the lots will be officially separated.

After a brief discussion about the split between the staff and the members of the BZA, Ms. Ebert asked the commissioners if they had any suggestions for the re-development of the properties. There was a discussion about the potential uses and the zoning constraints associated with them. Horntvedt made a motion to approve the variance to allow the split of 213 N. Huron Street with the conditions recommended by staff (See Above). Choury seconded the motion and it passed (3-0 with Sangster Abstaining).

Commissioner Comments:

Horntvedt informed the Commission that he will be unavailable to attend the next meeting due to work constraints. The Commission asked Sabolsky if there were any pending projects that would need to be reviewed soon. Sabolsky stated that Walstrom Marine has submitted plans for a new 55,000 square foot storage building that will exceed the Zoning Codes height restrictions. The Commissioners discussed potential dates to schedule a meeting in February to prevent any delays in Walstrom's plans. They decided to hold a BZA meeting on February 22nd to hear their appeal. Sabolsky stated their may be an appeal from Great Lakes Tissue, but he has no plans or application from them yet.

Staff Report:

Sabolsky stated that the commission already discussed the items he wanted to under the Commission Member comments.

Public Comments:

Ms. Ebert thanked the Commission for the approval of her variance.

Adjourn:

Motion by Horntvedt and seconded by Kwiatkowski. The motion carried (4-0) and the meeting ended at 7:40 PM

Minutes prepared by Daniel Sabolsky