

**City of Marine City  
Zoning Board of Appeals  
November 5, 2014**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, November 5, 2014, in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Thomas Filo at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Filo.

**Present:** Chairperson Filo; Commissioners Menchaca, McGeachy and Weil; City Commissioner Turner; Building Inspector Bayly, and, City Clerk Baxter

**Absent:** City Manager Gabor

**Approve Agenda**

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to approve the Agenda, as presented. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held April 2, 2014, as presented. All Ayes. Motion Carried.

**Communications**

No Communications were presented to the Board.

**Public Comment**

No residents addressed the Commission.

## **Unfinished Business**

None

## **New Business**

### ***Public Hearing ~ Appeal #14-03 – Mitchell Gadzinski***

Chairperson Filo announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Mitchell Gadzinski, the owner of property located at 259 S. Main Street (parcel #02-475-0203-000). The variance request is to build a front porch to the home with two front yard setbacks; one at 6' on S. Main Street and the other at 6' 8" on Washington Street.

Chairperson Filo opened the Public Hearing at 7:03 pm.

Building Inspector Bayly said the proposed new porch isn't any deeper than the original porch, but is longer. He said he does not see a problem with the variance request.

Commissioner McGeachy said the new porch will be an improvement to the home and the neighborhood.

Chairperson Filo closed the Public Hearing at 7:07 pm.

Motion by City Commissioner Turner, seconded by Commissioner Menchaca, to approve the Applicant's 9' variance request for a front yard setback on S. Main Street; Appeal #14-03. All Ayes. Motion Carried.

Motion by City Commissioner Turner, seconded by Commissioner Menchaca, to approve the Applicant's 8' 4" variance request for a front yard setback on Washington Street; Appeal #14-03. All Ayes. Motion Carried.

### ***Public Hearing ~ Hearing #14-04 – Michael Tomlanovich***

Chairperson Filo announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Michael Tomlanovich, the owner of property located at 575 S. Water Street (parcel #74-02-12-

2009-000). The variance request is to build an accessory building 15 ft. in the front yard setback.

Chairperson Filo opened the Public Hearing at 7:08 pm.

Building Inspector Bayly said, per the Ordinance, a 30 foot setback is needed, but it would put the accessory building too close to the house.

A brief discussion ensued about the “aesthetics” of the accessory building as it would be highly visible from S. Water Street. The Applicants said the accessory building would have the same siding and finishes as the house. Commissioner Weil inquired about the height of the building, as it was not listed on the application. The Applicants replied that the building would be 9’ in height.

Chairperson Filo closed the Public Hearing at 7:13 pm.

Motion by Commissioner Weil, seconded by Commissioner Menchaca, to approve the Applicant’s 15’ variance request for a front yard setback on S. Water Street; Appeal #14-04. All Ayes. Motion Carried.

### **Adjournment**

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to adjourn at 7:14 PM. All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

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City Clerk