

**City of Marine City
Zoning Board of Appeals
June 3, 2015**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, June 3, 2015 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Vice Chairperson Kim Weil at 6:54 pm.

The Pledge of Allegiance was led by Vice Chairperson Weil.

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

Absent: Acting City Manager Tillery

Approve Agenda

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

Approve Minutes

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held November 5, 2014, as presented. All Ayes. Motion Carried.

Communications

Tom Filo ~ Resignation from Zoning Board of Appeals.

Motion by Commissioner Weil, seconded by Commissioner Menchaca, to accept Communication and place on file. All Ayes. Motion Carried.

Appointment of Chairperson

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to appoint Commissioner Weil as Chairperson of the Zoning Board of Appeals. All Ayes. Motion Carried.

At this time, Chairperson Weil was sworn into office by City Clerk, Kristen Baxter

Public Comment

No residents addressed the Commission.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #15-01 - Gary Kohs

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance requests by Gary Kohs, the owner of property located at 430 S. Water Street (parcel #02-475-0219-000). Variance request #1 is to build a projecting sign that will project 8' from the building; and, variance request #2 is to build a ticket booth 2' in front of the building.

Chairperson Weil opened the Public Hearing at 7:05 pm.

Building Inspector Bayly said the first variance was requested to build an 8' projecting sign, and the second variance was requested for a ticket booth. Mr. Bayly pointed out that, currently, the building has built-in flower planters that measure 32" and the ticket booth will measure only 24".

Mr. Gary Kohs, addressed the Board and said that the 8' marquee was an improvement over the current 5' marquee due to its coverage over the sidewalk and keeping it rain and snow free. Mr. Kohs pointed out that the ticket booth would actually consume less space than the existing flower beds that will be removed. He further explained how he wanted to bring back the original historic value to the building and how he had done extensive

research on restoring the theatre back to its original charm. In addition to the marquee and ticket booth, original theatre seats from the 1920's and period-restored lighting fixtures will be installed.

Chairperson Weil closed the Public Hearing at 7:21pm.

Motion by City Commissioner Turner, seconded by Commissioner Menchaca, to approve the Applicant's variance request for a 4' variance for a sign that will project 8' from the building; and, to approve the Applicant's variance request for a ticket booth that will project 2' from the building; Appeal #15-01. Roll Call Vote. Ayes: Weil, Menchaca, Turner. Nays: None. Motion Carried.

Adjournment

Motion by Chairperson Weil, seconded by City Commissioner Turner, to adjourn at 7:23 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk