

ESCANABA TOWNSHIP ZONING BOARD OF APPEALS HEARING # 21-1

Minutes September 28, 2021 6:30 pm Escanaba Township Hall

4618 County 416 20th Rd Gladstone MI 49837

Chairperson Dan Robitaille called the hearing to order at 6:37 pm then followed with the recital of the Pledge of Allegiance. Mr. Robitaille announced the following statement:

The purpose of this hearing is to consider the request from Steve Chouinard to construct a 32 ft x 40 ft detached garage within 6 feet of the property lot line at 7644 County 426 M.5 Rd Gladstone MI 49837. The required setback is 15 feet.

All the ZBA Members are present: Dean VanLoon, Bill Castle, Dan Robitaille.

PUBLIC COMMENTS: One adjoining property owner questioned the location of the driveway to access the proposed new structure. Mr. Chouinard shared a map of the property and indicated the drive placement. Chairman Robitaille requested to have the driveway added to the drawn site plan for the record. Mr. Chouinard agreed to that request.

Mr. VanLoon shared concerns that he thought R-1 zoning did not allow garages without a home on the same parcel. There is one other garage structure already on the property. It is believed that it was built before this ordinance amendment was active. He also made note that the proper procedure should have been a 2 variance step request. The first to build a garage without a home then 2nd variance to build within 6 feet of the property line.

The purpose of this hearing is for the placement within 6 feet of the property line and that is all the Board can vote on tonight. A scenario to be considered may be to place the parcels that adjoin and owned by Mr. Chouinard could be transferred into one parcel. That would place a residence housing structure on the same parcel complying with Zoning Ordinance.

Supervisor Rymkos spoke at the hearing stating he will confer with legal council and gather recommendations and will give notification if there are other options. Mr. Chouinard agreed and voiced appreciation. Mr. Chouinard asked if he could install the foundation. Mr. Rymkos would like him to wait for response. Response is expected within 10 business days.

There is not an active building permit as of this date, September 28, 2021. No building activity can be started until an approved building permit is granted.

Chairperson Robitaille made motion to vote on Variance Request #21-1. Verbal vote; Bill Castle YES Dean VanLoon YES Dan Robitaille YES.

There is a contingency with the vote of approval. The mentioned vote was only for placement of the back of proposed structure within 6 feet of lot line depending on if another structure is permissible. This does not give permission to build at this time until completion of research and options are presented and voted on. This will require a separate public hearing to be scheduled. Mr. Chouinard agreed to this contingency. Chairperson Robitaille instructed Secretary Culliton to give a copy of the agenda showing the voting record to Mr. Chouinard, which was done.

Motion to adjourn made by Mr. Robitaille at 7:14 pm