



ZONING BOARD OF APPEALS  
REQUEST FOR VARIANCE HEARING  
MAY 21, 2018

1. The hearing was called to order at 7:00 PM
2. The roll was called
  - a) Present: Lutz, Stemple, Wright
  - b) Also present: T. Kucera, zoning administrator
  - c) Also present: P. Allen, applicant; T. Charters, applicant's designer, A. Marble (alternate); D. Michaels (alternate); C. Biedler, public.
3. No conflicts of interest noted for tonight's agenda
4. D. Lutz appointed as chairperson, G. Stemple appointed as secretary.
5. Motion by Wright to approve agenda as presented, seconded by Stemple. Motion passed.
6. Rules of order were read.
7. Zoning administrator administered oath to Allen, Charters and Biedler.
8. Applicant Allen presented her request to reduce the required 25' front yard setback to a 15' setback in order to construct a new garage and second floor studio. See attached write-up.
9. Zoning administrator present his staff report. See attached write-up.
10. Supporters for the variance requested to speak. None came forward.
11. Opposition to the variance requested to speak.
  - a) C. Biedler, 724 E. South Shore Dr., presented her concerns to water seepage and runoff on the properties east and west of the subject property.
  - b) No other speakers came forward.
12. Applicant Allen responded to several items in staff report.
  - a) The Board asked several questions regarding the setback dimensions on the site drawing and the positioning of stakes in the field. There was additional discussion regarding water runoff and the pool shown on site drawing.
13. The Board called for any addition comment by the applicant, the zoning administrator or the public.
  - a) No additional comment was forthcoming.
14. Zoning administrator gave to the Board a chart patterned after a checklist prepared by the MSU Planning and Zoning Center to assist the Board in their decision-making. See attached chart.
15. The Board closed the public hearing at 8:10 PM to begin deliberations.
  - a) Chair Lutz asked if the other Board member had any additional questions or comments.
  - b) Wright moved to deny the variance request. Second by Stemple. Motion passed.
  - c) Chair Lutz confirmed that the variance was denied.
16. Board adjourned at 8:25 PM

**DRAFT MINUTES**