

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
NOVEMBER 26, 2018**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, November 26, 2018 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. Jeff Hogan, Mr. Paul Parsch, Mr. A. Wayne Bennett and Mr. Wes Butterfield.

Members Absent: Vice Chairman Bernard Jocuns

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

Chairman Black called the meeting to order at 7:00 p.m.

MINUTES

It was moved by Mr. Parsch and supported by Mr. Bennett to approve the minutes of the meeting held on September 24, 2018. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

Foran – 908 W. Park – Attached Garage – Front/Rear Yard Setbacks & Lot Coverage

Ms. Habben reviewed the request from Evan Foran for variances to the front and rear yard setback and lot coverage maximum requirements of Section 7.03.03 Table 7.03.2 in order to construct an attached two-story 22 ft. by 28 ft. garage at the property known as 908 W. Park Street. Ms. Habben reviewed the site location which is zoned R-1 Single-Family Residential, aerial photos of the site, the property survey and the location of the proposed garage on the site.

Ms. Habben reviewed the required, existing and proposed front and rear yard setbacks and % of lot coverage, the proposed exterior materials to be used which include vinyl, cedar and cultured stone siding and stated an existing porch will be removed to accommodate the addition. Ms. Habben reviewed the standards and conditions to be met in order to consider approving the variances, the applicant's response to each standard and staff findings in support and in opposition to each required standard. Ms. Habben reported the property is a non-conforming corner lot, that if an existing shed was removed the garage could be relocated further north on the site to increase the setback on the south yard reducing the required variance and reviewed the intent of front and rear yard setback and lot coverage requirements.

Discussion was held regarding the location of the proposed garage in relation to the required south yard setback, the location of the existing 7 ft. by 7 ft. shed, the fact no design elevations drawings were submitted showing the garage details in relation to the house, the existing curb cut to serve the garage and the original proposal to construct two garages on the site.

Chairman Black opened the public hearing at 7:19 p.m.

Mr. Mike Schlaud, 165 W. Norway Lake Rd., Lapeer, was present and stated he owns the adjacent home to the north at 517-519 Washington St., that he is in support of the request, that his only concern is with the possibility of excess water run-off from the eaves and wanted to confirm the addition will not extend any further north on the lot than where the existing home is located.

There being no further comments, the public hearing was closed at 7:23 p.m.

Discussion was held regarding the lack of design elevation drawings, the unknown height of the garage, the close proximity of the garage to the Park Street right-of-way, the proposed rear yard setback from the west lot line and the adjacent building, the need to keep the sidewalks clear, the option of removing the existing shed to locate the garage further north on the site increasing the setback on the south yard and the possibility of reducing the width of the garage to increase the setback on the west yard.

After discussion, it was moved by Mr. Hogan and supported by Mr. Bennett to postpone action on the request until the January meeting in order to allow the applicant to submit additional information and design alternatives.

MOTION CARRIED.

OTHER BUSINESS

Board Member Basic Training

Discussion was held regarding the basic training session for the board members. It was the consensus of the board to begin the training sessions in January with the understanding the 2 hour training may be conducted in segments over multiple monthly meetings.

ADJOURNMENT

There being no further business, it was moved by Mr. Bennett and supported by Mr. Butterfield to adjourn the meeting at 7:45 p.m. **MEETING ADJOURNED.**

Mr. Joe Black
Chairman