

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
MARCH 22, 2021**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held electronically via Zoom and at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, March 22, 2021 at 6:30 p.m.

**Members Present:** Vice Chairman Jeff Hogan, Joe Black, Eric Cattane, Catherine Bostick-Tullius and Paul Parsch (arrived at 6:40 p.m.)

**Members Absent:** None.

**Also Present:** Caitlyn Habben, Rowe Professional Services Company Planning Consultant, and Kimberly Hodge, Recording Secretary.

Vice Chairman Hogan called the meeting to order at 6:30 p.m.

**001 2021 03-22 MINUTES**

**MINUTES**

It was moved by Cattane and supported by Black to approve the minutes of the regular meeting held on November 23, 2020 as presented.

**ON A ROLL CALL VOTE:**

**Yeas:** Hogan, Black, Cattane and Bostick-Tullius.

**Nays:** None.

**Absent:** Parsch.

**Abstain:** None.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

Paul Parsch joined the meeting at 6:40 p.m.

**PUBLIC HEARING SCHEDULED**

**Schautd – 642 W. Oregon – Front Yard Setback Variance for Covered Porch**

Planning Consultant Habben reviewed the request from Shannon Schautd (Rogers) for a 6.5 foot front yard setback variance from the 25 foot requirement of Section 7-3.03 Table 7.02.2 in order to construct a 10 ft. by 23 ft. covered porch in the front yard located at 642 W. Oregon Street. Habben reviewed the site location, conceptual photos of the covered porch, aerial photos of the parcel and photos showing the porch location with stakes. Habben stated the applicant reduced the original proposed width of the porch from 12 ft. to 10 ft., that the parcel is a corner lot and that the proposed porch will not block the required clear vision triangle.

Habben reviewed the applicant's response to the request, standards required in order to approve the variance, staff findings in support and opposition of each standard and the intent of the setback provision in order to ensure open space, character of the area and safety from roadway accidents.

Vice Chairman Hogan opened the public hearing at 6:45 p.m.

Discussion was held with the applicant on whether the 10 ft. porch width includes the soffit, that the edge of the porch floor is the 10 ft. width location, the fact soffit and rain gutters are permitted to encroach into a required setback, the corner lot clear vision triangle and whether lattice or other material will enclose the bottom of porch.

There being no further comments, the public hearing was closed at 6:59 p.m.

Board discussion was held on whether all 5 standards are met satisfactorily to approve the variance, that the home may have previously included a porch, other homes with porches in the area with similar setbacks and that the proposed covered porch is a desirable improvement to the home which will improve the neighborhood and home value. Discussion was also held on whether to amend the ordinance to permit covered porches in required setbacks, the fact the property is unique since it is a corner lot, the historical character of the home and neighborhood and that the porch will not be enclosed and used as additional living space with a roof. The board again reviewed the staff findings in support of each of the five standards for approval.

### **002 2021 03-22 SCHAUDT – 642 W. OREGON – FRONT YARD SETBACK**

After discussion, it was moved by Black and supported by Cattane to approve the request from Shannon Schaudt (Rogers) for a 6.5 ft. front yard setback variance along W. Oregon Street for 642 W. Oregon Street from Section 7-3.03, Table 7.02.2 due to the request meeting:

- Standard #1 – The application is for an existing single-family home and the proposed covered porch is a common single-family home architectural feature;
- Standard #2 – Several homes on the south side of Oregon Street appear to be as close to the road. The applicant has decreased their initial request of 12 ft. to 10 ft.;
- Standard #3 – The subject property is located on a corner lot which has more required front yard;
- Standard #4 – The application is for a location on a corner lot with more required front yard which limits areas for a covered porch; and
- Standard #5 – The majority of the front yard setback is to remain intact and the front setback along Monroe Street will not change.

#### **ON A ROLL CALL VOTE:**

**Yeas: Hogan, Black, Parsch, Cattane and Bostick-Tullius.**

**Nays: None.**

**Absent: None.**

**Abstain: None.**

**MOTION CARRIED.**

### **OTHER BUSINESS**

#### **003 2021 03-22 ELECTION OF CHAIRMAN**

##### **Election of Officers**

Parsch nominated and Black supported nominating Jeff Hogan for ZBA Chairman. It was moved by Bostick-Tullius and supported by Parsch to close nominations and cast a unanimous ballot to elect Jeff Hogan as ZBA Chairman.

#### **ON A ROLL CALL VOTE:**

**Yeas: Black, Parsch, Cattane, Bostick-Tullius and Hogan.**

**Nays: None.**

**Absent: None.**

**Abstain: None.**

**MOTION CARRIED.**

**004 2021 03-22 ELECTION OF SECRETARY**

Hogan nominated and Parsch supported nominating Eric Cattane for ZBA Secretary. It was moved by Bostick-Tullius and supported by Parsch to close nominations and cast a unanimous ballot to elect Eric Cattane as ZBA Secretary.

**ON A ROLL CALL VOTE:**

**Yeas: Hogan, Black, Parsch, Bostick-Tullius and Cattane.**

**Nays: None.**

**Absent: None.**

**Abstain: None.**

**MOTION CARRIED.**

**005 2021 03-22 ELECTION OF VICE CHAIRPERSON**

Black nominated and Hogan supported nominating Catherine Bostick-Tullius for ZBA Vice Chairperson. It was moved by Parsch and supported by Hogan to close nominations and cast a unanimous ballot to elect Catherine Bostick-Tullius as ZBA Vice Chairperson.

**ON A ROLL CALL VOTE:**

**Yeas: Hogan, Parsch, Black, Cattane and Bostick-Tullius.**

**Nays: None.**

**Absent: None.**

**Abstain: None.**

**MOTION CARRIED.**

**TRAINING REPORT**

Habben reviewed Rowe Professional Service Company's Spring CES Presentation training opportunity for the board members scheduled for April 29<sup>th</sup>.

Discussion was held on whether to hold future board meetings virtually or in person which will depend on the status of state emergency orders at the time public notifications are made.

**ADJOURNMENT**

There being no further business, it was moved by Black and supported by Cattane to adjourn the meeting at 7:44 p.m. **MEETING ADJOURNED.**

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Eric Cattane, Secretary

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Kimberly Hodge, Recording Secretary