

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

November 10, 2004

Vice Chairperson Nancy Kenyon called the November 10, 2004 meeting of the Harbor Springs Zoning Board of Appeals (ZBA) to order at 5:30 p.m., at the City Council Chambers, 160 Zoll Street, Harbor Springs, MI.

1. Roll Call and Verification of Quorum

Present: Nancy Kenyon, Donna Neiderstadt, Cecelia Johnston, Bob Thoma
Ann Burrows, Henry Pfeifer.

Absent: Laura Kors

Also Present: Tim Grimm, Michael Czerkie, Marty Krupa, Debra Borrusch, Mike Peters, Michael Kindel, Jean Jardine.

Vice chairperson Kenyon noted the passing of Chairman Dart and the need to elect a new Chair. Kenyon stated she would like to remain vice chairperson.

2. Approval of Minutes and Decision from the October 13, 2004 Meeting.

Motion by Burrows, second by Thoma, to approve the minutes and decision of the October 13, 2004 meeting as amended.

Ayes – Kenyon, Burrows, Neiderstadt, Pfeifer, Johnston, Thoma

Nays – None

Motion carried

3. Consideration of the Variance Request from Michael Czerkie 643 E. Lake St.

Vice Chairperson Kenyon read the request.

Mr. Czerkie explained his request noting the residential area on the current first floor would be moved into the new second floor area being requested. The entire first floor would then be converted to commercial use. The requested addition to the front of the building would provide a second separate entry to the new commercial area. Mr. Czerkie noted the proximity of the existing building to the east property line and the front property line necessitating the requested variances.

Tim Grimm noted that Planning Commission approval would also be needed for the proposed project.

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Kenyon asked if the front parking spaces would be eliminated, Czerkie stated they would not be moved.

Pfeifer asked what the front addition would be used for. Czerkie stated the proposed entry would provide additional space as well as a cosmetic change for the better.

Thoma noted the three-foot front yard variance would be for a small portion of the covered entry area.

Motion by Thoma, second by Johnston, to approve the request as presented on the plan to the ZBA. The practical difficulty being the location of the existing building on the lot.

Ayes – Neiderstadt, Kenyon, Burrows, Johnston, Thoma.

Nays – Pfeifer

Motion Approved.

4. Consideration of the variance Request by John and Nancy Kenyon 605 E. Main St.

Nancy Kenyon stepped down as chair of the meeting and Donna Niederstadt assumed the chair.

Niederstadt read the request.

Kenyon stated that her son had built a shed attached to their existing garage as a surprise gift last month not knowing that a variance request would be needed first.

Kenyon noted the dimensions of the shed and that it would be used for much needed wood storage.

Tim Grimm noted letters in support of the variance from Edith Thomas, Madge Kosequat, Nancy Rondel and Lisa & Jerry Fata.

Motion by Thoma, second by Pfeifer, to approve the request as presented on the plan to the ZBA. The practical difficulty noted was the location of the existing garage and the small lot size.

Ayes – Neiderstadt, Kenyon, Pfeifer, Johnston, Thoma, Burrows.

Motion Approved.

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Nancy Kenyon noted the need for the appointment of a new member to the ZBA.

In other business the ZBA approved a meeting with Larry Nix, City Planner, December 15, 2004, 5:30pm.

4. Adjournment

With no further business, Vice Chairperson Kenyon adjourned the meeting at 6:35 p.m.

Nancy Kenyon Vice Chairperson

Tim Grimm, Zoning Administrator