

CITY OF HARBOR SPRINGS
Zoning Board of Appeals
December 8, 2004

Vice Chairperson Nancy Kenyon called the December 8, 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, Cecelia Johnston, Bob Thoma
Ann Burrows, Laura Kors.

Absent: Donna Neiderstadt, Henry Pfeifer

Also Present: Tim Grimm, Jean Jardine, Henry Schneider, Rick Neumann, Wendy Reeve, Pierre Bittar, Dan Gorman

2. Approval of Minutes and Decision from the November 10, 2004 Meeting.

Motion by Burrows, second by Johnston, to approve the minutes and decision of the November 10, 2004 meeting.

Ayes – Kenyon, Burrows, Kors, Johnston, Thoma
Nays – None

Motion carried

3. Consideration of the extension of a Variance Approval from Pierre Bittar, 539 E Bluff St.

Vice Chairperson Kenyon read the request.

Tim Grimm noted no correspondence had been received regarding the extension request.

Mr. Bittar stated the extension was required because the area the fence and tennis court are to be constructed in was not ready this summer and it is now too late to begin construction.

Motion by Thoma, Second by Kenyon, to approve the extension of the variance for one year, the variance to expire December 8, 2005. All other requirements of the variance that was approved July 9, 2003 are still in place.

Tim Grimm reminded Mr. Bittar that he still needed zoning approval of the parking area and driveway cut on Pine St.

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

Nays – Pfeifer

Motion Approved.

4. Consideration of the variance Request by Henry and Anita Schneider, 341 Glenn Dr.

Vice Chairperson Kenyon read the request.

Mr. Schneider explained that they had reduced the size of the proposed addition that was denied by the ZBA at their October 2004 meeting and that the need for a downstairs bedroom still existed.

Mr. Schneider also presented a letter from Robert Herman. In the letter Mr. Herman stated that he and his daughter Lotsie Holton were withdrawing their objection to the proposal.

Tim Grimm noted he had received no other correspondence.

Nancy Kenyon asked if the addition could be placed at the rear of the house.

Mr. Schneider stated that an addition at the rear of the house would mean the removal of a large desirable tree and the elimination of natural light in the kitchen.

Motion by Burrows, second by Johnston, to approve the request as presented on the plan to the ZBA. The practical difficulty noted was the size of the lot and the location of the house on the lot.

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

Motion Approved.

5. Election of Chairman of the Zoning Board of Appeals

Vice Chairperson Kenyon stated both she and absent Board member Henry Pfeifer thought Bob Thoma would be an excellent Chair for the ZBA.

Motion by Johnston, second by Kenyon to nominate Bob Thoma as Chairman of the Harbor Springs ZBA.

Ayes – Johnston, Kenyon, Kors, Burrows. Nays – None Motion approved.

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4. Adjournment

With no further business, Vice Chairperson Kenyon adjourned the meeting at 6:25 p.m.

Nancy Kenyon Vice Chairperson

Tim Grimm, Zoning Administrator