

CITY OF IONIA
Zoning Board of Appeals
June 30, 2010
Meeting Minutes

CALL TO ORDER The meeting was called to order by Chairperson Mike Kirgis at Noon, Tuesday, June 30, 2010 in the basement conference room of City Hall.

ROLL CALL Roll call revealed Board Members Jim Denny, Mike Kirgis and Jeff Winters present. Board Members Joe Dunn and Mark Jennings were excused.

Also in attendance was City Manager Jason Eppler and Lloyd Kaufman, 410 Harter Street.

SELECT OFFICERS The City Manager reported that the Zoning Board of Appeals, seated as the Sign Board of Appeals on June 15, 2010, selected the following officers:

Chairperson - Mike Kirgis
Vice-Chairperson - Jim Denny
Secretary - Joe Dunn

He stated that the Zoning Board of Appeals should ratify the action that it took as the Sign Board of Appeals in terms of selection of officers.

It was moved by Member Winters, seconded by Member Denny to select Mike Kirgis, Chairperson; Jim Denny, Vice-Chairperson; and, Joe Dunn, Secretary. MOTION CARRIED.

PUBLIC HEARING Chairperson Kirgis called the Public Hearing to order regarding a request from Lloyd Kaufman, 410 Harter, for a variance from Section 1286.01 (b) of the Zoning Ordinance so that he can construct an addition to an existing accessory structure measuring 24'x24'. If constructed, and in addition to the size of the existing accessory structure, the expanded structure will exceed the maximum permitted by the Zoning Ordinance of 960 square feet by 398 square feet.

The City Manager reported that notice of the Public Hearing was published in the June 13, 2010 edition of the *Sentinel-Standard Weekender*. He further stated that notice of the Public Hearing was

mailed to those residing or owning property within 300' of the locations where the signs are proposed to be installed. He shared with the Board the letter that he received from Mr. Frank Mercado, 416 Harter Street, supporting Mr. Kaufman's variance request.

Chairperson Kirgis introduced Mr. Kaufman and asked him to review his request. Mr. Kaufman stated that he purchased his home in 1995 and has improved the condition of the property greatly since then. He is now retired and desires to have more room for his woodworking hobby while also being able to park his cars in his garage. The addition that he has proposed will permit him to do so. He explained to the Board that he recently enlarged the size of his lot by purchasing property from Mr. Ed Vance (property located east of the Kaufman property). The increased lot size means that he can expand his existing accessory structure up to 960 square feet. However, this will only permit a 8.9'x20' addition. When asked about adding a second story to the existing structure in order to gain the square footage he desires, Mr. Kaufman stated that since it was constructed slab on grade, the slab cannot support the weight that will be added by building "up". He also explained that he lacks adequate room in the side yard of his property to add an attached garage and still meet the side yard setback. Mr. Kaufman further stated that the minimum he needs to add is 20'x20' and if the Board did not see fit to grant his original request of 24'x24', the 20'x20' size would be an agreeable compromise to him.

PUBLIC COMMENTS

None.

BUSINESS

Request from Lloyd Kaufman – Variance from Section 1286.01(B):
Chairperson Kirgis introduced discussion regarding the request from Mr. Kaufman for a variance so that he can exceed the minimum accessory structure size for his lot.

Member Winters asked Mr. Kaufman several questions. In response Mr. Kaufman stated that the expanded accessory will not be used for business activity. Mr. Kaufman also stated that the addition, if approved, will match the color scheme of the existing structure although he may use a painted metal exterior and roof rather than vinyl siding and asphalt shingles.

Chairperson Kirgis briefly reviewed Planning Consultant Johnson's staff report dated June 21, 2010 regarding the request.

After further discussion, it was moved by Member Winters, seconded by Member Denny to grant Mr. Kaufman's variance request as amended (20'x20' addition rather than 24'x24' addition) based on the following:

- Mr. Kaufman's lot is unique based on its topography
- Mr. Kaufman is requesting the minimum variance amount necessary to implement his plans.
- There is not adequate side yard or distance between the primary structure and existing accessory structure to attach the additional square footage of garage space to the primary structure
- The granting of the variance will not impair the intent and purpose of the Zoning Ordinance.

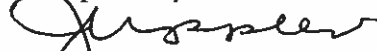
MOTION CARRIED.

Review of Draft Zoning Board of Appeals Rules of Procedures: The City Manager previously distributed a draft set of Rules of Procedures for the Board. He asked that the Board review them and be prepared to discuss and adopt them at the next meeting.

MEMBER COMMENTS None

ADJOURNMENT Chairperson Kirgis adjourned the meeting of the Zoning Board of Appeals at 12:31 PM.

Respectfully Submitted,



Jason Eppler, Recording Secretary
for Joe Dunn, Secretary