

CITY OF IONIA
Zoning Board of Appeals
October 17, 2017
Meeting Minutes

- CALL TO ORDER** The meeting was called to order by Chairperson Mike Kirgis at 6:30 PM, Tuesday, October 17, 2017 at City Hall.
- ROLL CALL** Roll call revealed Members Jim Denny, Paul Lentz, Mark Jennings, and Mike Kirgis present.
- Applicant Thomas Day, City Manager Jason Eppler and the City's Planning Consultant, Janis Johnson, were also present.
- APPROVE AGENDA** Chairperson Kirgis reviewed the agenda. After review, it was moved by Member Lentz, seconded by Member Jennings to approve the agenda as presented. MOTION CARRIED.
- APPROVE MINUTES** The Board reviewed the minutes of the September 19, 2017 Zoning Board of Appeals meeting. After review, it was moved by Member Lentz, seconded by Member Jennings to approve the minutes as presented. MOTION CARRIED.
- PUBLIC HEARING** Chairperson Kirgis opened the Public Hearing to receive comments on the request from Thomas Day, 237 East Lincoln Avenue for the following variances in order to construct a 12'x21' garage attached to the dwelling located at this address:
- 1) A variance from Section 1278.04 (b) entitled Nonconforming Structures of the City Code which states that a nonconforming structure shall only be expanded provided the expansion conforms in all respects to the requirements of the Zoning Code and does not increase the nonconformity of the structure. Mr. Day's proposed project increases the nonconformity of the structure.
 - 2) A variance from Section 1250.05 entitled Area and Bulk Requirements of Chapter 1250-RT Two-Family Residential District of the City Code which limits the maximum coverage by all structures on a lot to 25%. If Mr. Day's request is approved, structures will cover approximately 28% of the lot.
 - 3) A variance from Section 1250.05 entitled Area and Bulk Requirements of Chapter 1250-RT Two-Family Residential District of the City Code which requires a side yard setback of 10 feet. If Mr. Day's request is approved, the side yard setback (west side) will be reduced to one foot.

Mr. Day reviewed with the Board his request.

OLD BUSINESS:

None.

NEW BUSINESS:

Non-Use Variance Requests – Day, 237 East Lincoln Avenue:
Chairperson Kirgis introduced Mrs. Johnson to review the request with the Board.

After discussion, it was moved by Member Jennings, seconded by Member Lentz to grant the request submitted by Thomas Day for non-use variances from Section 1278.04 (b) – Nonconforming Structures of the City Code and Section 1250.05 entitled Area and Bulk Requirements of the City Code based on the request meeting the standards of approval of a non-use variance as contained in the Memorandum prepared by the City's Planning Consultant.

MOTION CARRIED.

MEMBER COMMENTS:

None

ADJOURNMENT:

It was moved by Member Lentz, seconded by Member Denny, to adjourn the meeting at 7:15 PM. MOTION CARRIED.

Respectfully submitted,



Jason Eppler, Recording Secretary