Meeting Minutes for November 07, 2018

 (**Agenda items** are in **bold** text)

4:00 P.M. @ Ishpeming City Hall

**Meeting Called to order** for the Ishpeming Zoning Board of Appeals by Chairperson Elyse Bertucci at 4:02 P.M.

**Roll Call** – Present: David Johnson, Evelyn Valente–Heikkila, Dick Burke, Elyse Bertucci, and Gabe Seelen.

 Absent: None

 Public present: Eugene & Jean Bilkey, and Al Pierce, Zoning Administrator.

**Public Comment** – Jean Bilkey of 1818 Prairie (Lot 5) lives directly behind Lot 9 (Westerly) and spoke in opposition to the request for Lot Nine, Block 4 and stated her opinion that it would open the door for other proposed uses. She also stated that approval of this request could set a precedent for others in the Eighth Addition area. Eugene Bilkey, also of 1818 Prairie, spoke in opposition stating that the garage has 3 overhead doors and does not fit in the area. It should remain a garage as there are no rentals in the area. If approved, this could set a precedent for the area in his opinion.

**Public Hearings :**

**LS 2018-01** a request for a Lot Split (LS 2018-01) to permit the division of Lot 9 of Block 4 of Cliff’s Eighth Addition in the SR (Single Residential) zoning district and to convert an accessory structure to a dwelling unit.

Al referenced his ZoningAnalysis ofAugust 29, 2018 and the Lot Split Survey (both attached with these minutes) which addressed the present status and actions that would have to be taken by the applicant, Planning Commission, Zoning Board of Appeals, and Marquette County Building Codes to convert this structure from an accessory structure to residential use.

Gabe affirmed his understanding that this would be a conversion to living quarters with no commercial use and Elyse confirmed that these actions would not permit commercial use but just residential activity.

Gabe Seelen made a motion, supported by Dick Burke, that the South 50.00’ of Lot 9 of Block 4 of Cliff’s Eighth Addition to the City of Ishpeming be split as a new parcel, which motion passed on a 4 – 0 vote with Elyse Bertucci abstaining.

**LS 2018-02** a request for a Lot Split (LS 2018-02) to permit the addition of part of Lot 9 of Block 4 of Cliff’s Eighth Addition in the SR (Single Residential) zoning district to Lot 10 of Block 4 to maintain a conforming parcel.

Gabe Seelen made a motion, supported by Dave Johnson, that Lot 10 and the North 25.00’ of Lot 9 of Block 4 of Cliff’s Eighth Addition to the City of Ishpeming be created as a new parcel, which motion passed on a 4 – 0 vote with Elyse Bertucci abstaining.

**ZV 2018-01** a request fora Variance (ZV 2018-01) of four (4) feet from the side yard requirements of the SR (Single Residential) zoning district for an existing structure being converted to a dwelling unit.

This Variance request is a result of LS 2018-01 above as the new lot line is 6’ from the accessory structure being converted to residential use instead of the required 10’. It is not possible to increase the space between existing buildings. (See attached Lot Split Survey)

A motion by Gabe Seelen supported by Evelyn Heikkila to grant a Variance of four (4) feet from the side yard requirements of the SR (Single Residential) zoning district for an existing structure being converted to a dwelling unit passed on a 4 – 0 vote with Elyse Bertucci abstaining.

**Approval of Previous Meeting Minutes** – Upon a motion by Dick Burke, supported by Dave Johnson, the meeting minutes of October 18, 2017 were unanimously approved.

**Old Business** – none.

**Public Discussion** – none.

**Meeting Adjournment** was passed unanimously, upon a motion by Gabe Seelen supported by Dick Burke, at 4:55 P.M.

 By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Alan K. Pierce, Zoning Administrator