

Ishpeming Zoning Board of Appeals
Meeting Minutes for August 05, 2020
(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 4:00 P.M.

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

Public present: Al Pierce, Zoning Administrator.

Public Comment – None.

Public Hearing :

ACCESSORY STRUCTURE PEAK HEIGHT VARIANCE FOR LOT 24, SUNCLIFFE NO. 1
APPLICANT: MR. HAROLD REICHARDT
CASE NO. ZV 2020 - 01

The applicant is requesting a 14' x 28' addition to the existing garage (new total proposed square footage of garage is 1,400 sq. ft.) and a peak height variance not to exceed 23'. Their principal structure on the adjacent Lot 25 is approximately 1836 sq. ft. Their current motorhome will not fit in the present garage on Lot 24 as it's too high and long. The zoning ordinance currently limits accessory structures to 18' peak height. The applicant had received a building size variance from the ZBA for the current structure on June 18, 2009 with the condition that if the home on Lot 25 is sold, Lot 24 would be sold as well to the same buyer. The Motorhome is parked on the subject site during spring, summer, and fall and stored off-site in the winter months.

Mr. Reichardt furnished correspondence which was read into the record. Al relayed to Commissioners that if this request is approved, it would be appropriate to reiterate the prior condition that if Lot 25 with the principal structure is sold, that Lot 24 be sold at the same time to the same buyer, as an accessory structure can't exist by itself on a separate parcel.

FINDINGS OF FACT

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The applicant is the owner of record of Suncliff No. 1, Lots 24 & 25, located in the SR (Single Residential) District, A.K.A. 1079 and 1083 Suncliff Drive, Ishpeming, MI.
3. The applicant received a size variance for an accessory structure on Lot 24 from the ZBA in June 2009 subject to the condition that at such time as the home on Lot 25 of Suncliff No. 1 is sold, Lot 24 would be included with the sale.
4. The applicant currently parks a motor home, elevated to be level, in front of the structure in question during the clement months and stores it off-site otherwise. The motorhome is too long and high to fit into the garage on Lot 24. If the garage is increased in size with a 14' x 28' addition and raised approximately 6' in height, the motor home will fit inside.
5. The principal structure (home and attached garage) on Lot 25 is approximately 1836 sq. ft. The current garage on Lot 24 is 1008 sq. ft. and about 16' peak height. As proposed, the enlarged garage would be 1400 sq. ft. and under 23' in peak height.

ORDINANCE CONSIDERATIONS

Section 10.0 Single Family Residential District:

Section 19.0 Schedule of General Regulations:

Section 19.1. G. (Footnotes)

Section 30.0 Board of Zoning Appeals

ZONING ADMINISTRATOR'S COMMENTS:

Storage of the motorhome inside the enlarged garage during clement months would be a benefit to the residential neighborhood. Due to the nature of the terrain and tree cover, the size of the enlarged structure is anticipated to be somewhat screened from view.

A motion by Dick Burke, supported by David Johnson, that the peak height of the enlarged garage be less than 23' and that upon the sale of the home on Lot 25, that the same buyer would purchase Lot 24, passed unanimously.

Approval of Previous Meeting Minutes – Upon a motion by David Johnson, supported by Dick Burke, the meeting minutes of January 08, 2020 were unanimously approved.

Old Business – none.

Public Discussion – Commissioners discussed the unsightly mess referred to as Harsila's Junkyard, referred to in the Zoning Ordinance as "Recyclable Material Merchant Wholesalers". Al informed commissioners that some of the mess was in the Industrial Zoning District where it was permitted as a Conditional Use and some in the Mining District where it did not, and has been that way for many years. He has talked with the new owner, Gino Gerding, in general terms about cleanup and fencing and some things the City can do, like rezoning some areas. Al requires time to do this and direction from the City, and has not yet broached the subject to the manager.

Meeting Adjournment was passed unanimously, upon a motion by Dick Burke supported by Elyse Bertucci, at 4:35 P.M.

By:


Alan K. Pierce, Zoning Administrator