



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, September 13, 2023, at 7:00 PM

Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Jim Hollenbeck, Alternative
Brian Ignatowski
Craig Masserant
Treasurer Jason Negri
Joyce Priebe, Chair

ABSENT:

William Rill

CONSENT AGENDA

Approval Motion by Member Ignatowski, seconded by Member Masserant, to approve Zoning Board of Appeals Agenda for tonight, as presented.

Voice Vote: Ayes: (5)

Absent: {1} Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC (A call was made with no response.)

CURRENT BUSINESS

1. ZBA 2023-0014

Owner: Russ & Susan Ives
Location: 11600 Algonquin Dr
Parcel ID: 4715-31-301-043 (Water Front Residential)
Request: Variance application to permit the construction of a 172-square foot addition on the east side of the home. Applicant requests a 20.6-foot variance from the required front yard 25-foot setback, per Section 36-215(5)., and a 34.2-foot variance from the required waterbody setback of 50 feet, per Section 36-293(c)(2)(a).

Chair Priebe invited the applicant's builder to come to the podium to speak. Mr. Meyer's explained that these two variances were sought to help ensure that the senior residents of the home can continue to live onsite for many years to come. Kim Rodriguez was invited by the builder to speak to the board members on behalf of her parents. She explained that her father recently had a hip replacement. Her parents went around to local surrounding neighbors to get ask for their approval of what they were proposing, and she provided a document showing their support to the ZBA board members.

Chair Priebe invited her to share that document with David, and that he would pass it on to everyone and keep it with the record of this hearing. Treasurer Negri asked if the document had the signatures from the neighbors directly to the south (11616 Algonquin) and east (11594 Algonquin) of the home. Ms. Rodriguez asked if she could have the document back so she could verify they did.

Chair Priebe invited David Rohr, the Planning and Zoning Director to present this ZBA case. He corrected his report stating the Section reference should be 38-186, and he read through his report and the 7 standards of review. Chair Priebe opened the meeting to the public, and since no one was in the audience she closed it. The ZBA Board Members asked clarifying questions of Mr. Meyers regarding the addition. Treasurer Negri confirmed with Kim Rodriguez, that the neighbors to the east and south had signed the supportive document. She said they had. Negri clarified with David regarding the requested footage of the variance sought by the applicant.

Approval Motion by Treasurer Negri, seconded by Member Ignatowski, to approve variance application ZBA 23-0014 at 11600 Algonquin Dr. (TIO 15-31-301-043) 4.4-foot variance request from the required 25-foot front yard setback, per **Section 36-186 (F)**. And 15.8-foot variance from the required waterbody setback of 50 feet, per **Section 36-186: (footnote #4)**.

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in the staff report.

Voice Vote: Ayes: (5)

Absent: {1} Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion by Member Ignatowski, seconded by Member Alternative Hollenbeck to approve the August 9, 2023, ZBA Meeting Minutes, as presented.

Voice Vote: Ayes: {5} Absent: {1} Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion by Member Masserant, seconded by Member Ignatowski, to adjourn at 7:22 pm.

Voice Vote: Ayes: {5} Absent: {1} Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: 10-11-2023


Joyce Priebe, Chair