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

ZONING BOARD OF APPEALS MEETING

Wednesday, October 11, 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
Joyce Priebe, Chair

ABSENT:

Jason Negri
William Rill

GENERAL CALL TO THE PUBLIC

CONSENT AGENDA

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

Voice Vote: Ayes: (4) Absent: (2) Member Negri and Rill

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC- A call was made with no response.

CURRENT BUSINESS

1. ZBA 2023-0014

Owner: Nick Passucci
Location: 3168 Nisbet Rd.
Parcel ID: 4715-17-301-005
Request: Variance application to permit the construction of a 2,060-square two-story foot single family home. Applicant is requesting three variances. Applicant requests a 19-foot variance from the required front yard 25-foot setback, per Section 36-186., a 6.4-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 1.7-foot variance from the required east side setback of 10 feet, per Section 36-186.

Chair Priebe invited the applicant to the podium to open the case. Mr. Passucci explained that the home that was purchased from his in-laws had gone through 4 different additional phases of development. Architectures that he had met with had explained that the present condition of the home, makes improvement to the foundation, doors, and electrical modernizations of the home require a completely new build to meet the future needs. Their proposal is to demo the existing home and build a respectable home here and to live there full-time.

Chair Priebe had David Rohr, the Planning and Zoning Director, present his report on this case. David explained that this parcel is .14 acres in size, which is very small. The applicant is requesting 3 variances here. First, is a front yard variance of 19.6 ft where a 25-foot setback is required from the street side of the parcel, per Section 36-186. Second, is a 6.5 ft variance for the west side yard setback where a 10-foot side yard setback is required, per Section 36-186. The third variance for a 1.7 ft variance for the east side yard setback where a 10-foot side yard setback is required, per Section 36-186. David read through the seven standards of review from his report.

Next, Chair Priebe opened the ZBA case public hearing for which no one was in the audience, she then closed it. The applicant clarified some questions that the ZBA members had regarding the age of the home and foundation of the existing house. Member Ignatowski asked the applicant if he had any resistance from his neighbors regarding this proposal. Mr. Passucci said that the architect did send the neighbors a letter and the site plan. He said he is friends with the neighbors, so they are all aware of this proposal. Chair Priebe commended the applicant for making the home more conforming to our Zoning Ordinance.

Approval motion by Member Ignatowski, supported by Member Masserant, to approve variance application ZBA #23-0015 at 3168 Nisbet Rd. (TID 15-17-301-005) a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186.

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: (4) Absent: (2) Member Negri and Rill
VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion by Member Hollenbeck, seconded by Member Ignatowski, to approve the ZBA Meeting Minutes from September 13, 2023, as presented.

Voice Vote: Ayes: (4) Absent: (2) Member Negri and Rill
VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion by Member Masserant, seconded by Alternative Member Hollenbeck, to adjourn at 8:19 pm.

Voice Vote: Ayes: (4) Absent: (2) Member Negri and 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