

**CITY OF KEEGO HARBOR
ZONING BOARD OF APPEALS (ZBA)
VIRTUAL MEETING MINUTES
TUESDAY NOVEMBER 24, 2020**

Call to Order: Chairman Balutowicz called the meeting to order at 6:00pm

Roll call:

Present: Chairman Balutowicz, Vice Chairman Emerling, Board Member Svaluto, Board Member Streng and Alternate Board Member Michael

Absent: Board Member Phil Trzos

Motion to seat Alternate Board Member Nick Michael by Board Member Svaluto; seconded by Vice Chairman Emerling

Roll Call Vote - Ayes: 5 Nays: 0 MOTION CARRIED

Motion to excuse Board Member Trzos by Board Member Svaluto; seconded by Chairman Balutowicz

Roll Call Vote - Ayes: 5 Nays: 0 MOTION CARRIED

Staff Present: Records Clerk Lori Gilman and City Planner Jason Smith

Approval of Minutes

Motion to approve September 23, 2020 Virtual Meeting Minutes, with corrections, by Vice Chairman Emerling; seconded by Board Member Streng

Roll Call Vote - Ayes: 5 Nays: 0 MOTION CARRIED

Public Comment:

No one addressed the Board Members

New Business

Request for Dimensional Variances:

- Section 4.08(1)(a) Minimum Lot Area, the applicant proposes to decrease minimum lot area from 3,000 square feet to 2,600 square feet at 2487 Fordham and 2,405 square feet at 2491 Fordham. The proposed variance is 400 square feet of lot area for 2487 Fordham and 595 square feet for 2491 Fordham.
- Section 4.08(3)(a) front yard setback, the applicant proposes to decrease the front yard setback from 35 feet measured from the road centerline to the front building line to 25 feet measured from the road centerline to the front building line on both lots. The proposed variance is 10 feet on both lots.

- Section 4.08(6)(a) rear yard setback, the applicant proposed to decrease the rear setback requirement from 25 feet, measured from the rear lot line to the rear building line to 10 feet, measured from the rear lot line to the rear building line on both lots. The proposed variance is 15 feet on both lots.
- Section 4.08(a) lot coverage, the applicant proposes to increase lot coverage allowance from 30% to 43.5% at 2487 Fordham and 46.5% at 2491 Fordham. The proposed variance is 13.5% for 2487 Fordham and 16.5% for 2491 Fordham.

Planner Smith reviewed his memo with the Board Members. He indicated that the Board Members needed to evaluate the variance requests for each lot. Planner Smith explained that the applicant did not include site plans with renderings at this time. If the applicant is granted the variances, he must provide a scaled architectural site plan and renderings to be reviewed by the Architectural Review Board, Hubbel, Roth and Clark and the City Building Inspector in order to receive all necessary approvals and permits before starting construction.

Applicant: Ryan Columbus explained that he would like to build 1100 square foot homes with front loaded garages on each lot.

No Public comment

Motion to approve the dimensional variance requests as stated in the staff report dated November 19, 2020 for ZBA-20-003, 2487 Fordham Street for Section 4.08(1)(a) Minimum Lot Area, Section 4.08(3)(a) front yard setback, Section 4.08(6)(a) rear yard setback, and Section 4.08(a) lot coverage as the requests meet the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing lot dimensions and existing lot size by Board Member Svaluto; seconded by Vice Chairman Emerling

Roll Call Vote -

Ayes: 5

Nays: 0

MOTION CARRIED

Motion to approve the dimensional variance requests as stated in the staff report dated November 19, 2020 for ZBA-20-003, 2491 Fordham Street for Section 4.08(1)(a) Minimum Lot Area, Section 4.08(3)(a) front yard setback, Section 4.08(6)(a) rear yard setback, and Section 4.08(a) lot coverage as the requests meet the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing lot dimensions and existing lot size by Board Member Svaluto; seconded by Vice Chairman Emerling

Roll Call Vote -

Ayes: 5

Nays: 0

MOTION CARRIED

2021 Meeting Schedule

Board Members discussed the proposed 2021 Meeting Schedule and changed the date of the November 2021 meeting.

Adjournment

Meeting Adjourned at 7:16 pm


Scott Basutowicz

Chairman, Zoning Board of Appeals



Lori Gilman

Keego Harbor, Records Clerk