

**CITY OF KEEGO HARBOR
ZONING BOARD of APPEALS
MEETING MINUTES
WEDNESDAY, SEPTEMBER 28, 2022**

CALL TO ORDER

Vice Chairman Emerling called the meeting to order at 6:06pm.

ROLL CALL

Present: Vice Chairman Emerling, Board Member Shimansky, and Board Member Svaluto

Absent: Chairman Michael, Board Member Trzos and Alternate Board Member Powers

Staff Present: City Manager Tammy Neeb and City Planner Jason Smith

APPROVAL OF AGENDA

Motion by Board Member Shimansky, support by Board Member Svaluto to approve the ZBA September 28, 2022 agenda

Ayes: 3

Nays: 0

Motion carried

APPROVAL OF MINUTES

Motion by Board Member Svaluto, support by Board Member Shimansky to approve the ZBA Meeting Minutes from May 25, 2022

Ayes: 3

Nays: 0

Motion carried

PUBLIC COMMENTS

No one addressed the Board Members

NEW BUSINESS

Oath of Office – Phil Trzos

Board Member Trzos did not attend the meeting.

Motion by Vice Chairman Emerling, support by Board Member Shimansky to table Oath of Office for Board Member Trzos

Ayes: 3

Nays: 0

Motion carried

**1754 and 1746 Cass Lake Front – Addition to Single-Family Home in NR
Neighborhood Residential District, Section 12.02(d) Nonconforming Structures and
Section 4.08(4)(a) Side Yard Setback**

Approved 11.29.22

Open Public Hearing: 6:10pm

Close Public Hearing: 6:33pm

Planner Smith reviewed his memo indicating the applicant is requesting to enlarge a non-conforming structure that would create a nonconforming setback on the south side of the property after lot combination of two tax parcels. The applicant is proposing to enlarge the structure at 1754 Cass Lake Front and expand into the vacant lot to the north. Each of the two lots have approximately 40 feet in width and 236 feet in depth thus creating an 80-foot-wide by 236 feet deep lot.

Board Members discussed the following requirements for approval:

- City Council approval of lot combination of the two subject tax parcels (Tax ID #, 18-02-276-007 and 18-02-276-006).
- Submit a site plan and survey to be stamped by a licensed surveyor along with corrected zoning analysis.
- Engineering drawings be reviewed and approved by the building department and engineering department to protect neighboring properties from soil erosion, damage, and drainage patterns.
- Architectural renderings to be submitted and reviewed by the Architectural Review Committee (ARC) in accordance with the City of Keego Harbor Residential Architectural Checklist.
- Ensure that the side yard setback on the north side of the property comply with a 16-foot setback.
- Ensure that the second story does not encroach on the required side yard setback (8 feet on the south and 16 feet on the north).

Resolution by Board Member Shimansky, support by Board Member Svaluto to approve variance request pending completion of requirements stated in staff report and the ZBA agrees with the applicant's statements provided within the ZBA application that the criteria of Section 17.03(c)(B) have been met thus creating a practical difficulty.

Unanimous Ayes: 3

Nays: 0

Motion carried

ADJOURNMENT

Vice Chairperson Emerling adjourned the meeting at 6:38 pm.

David Emerling
David Emerling (Dec 8, 2022 15:46 EST)

David Emerling
Vice Chairperson, Zoning Board of Appeals

Tammy Neeb
Tammy Neeb (Dec 9, 2022 09:51 EST)

Tammy Neeb
Clerk, City of Keego Harbor










September 28 2022 ZBA Meeting Minutes

Final Audit Report

2022-12-09

Created:	2022-12-08
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