

**CITY OF CLIO
ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, July 18, 2013
6:00 p.m.**

1. CALL TO ORDER/ROLL CALL

Chairman Barlow called the meeting to order at 6:00 p.m.

After the Pledge of Allegiance to the American Flag was recited, Chairman Barlow asked for Role Call

ROLL CALL:

Present:

Commissioner Terry Marshall (Alternate)
Commissioner Carl Thompson
Chairman Jan Barlow
Commissioner Denise Frappier
Commissioner D.J. Williams

Staff:

City Clerk, Teresa Karsney
City Administrator, Eric Wiederhold
City Attorney, Otis Stout

Absent: Commissioner Art Rice

2. Public Hearing, 605 N. Mill Street

Applicant seeks to vary from the provisions of the City of Clio Zoning Ordinance, Section 3.11 (b) (2) Accessory Building. Ordinance section states accessory building shall not exceed fourteen (14) feet in height; applicant seeks seventeen (17) feet mean height.

Chairman Barlow opened the public hearing at 6:02 p.m.

Dan Howko represented the owner of 605 N. Mill Street. Owner is asking for an additional 3 feet for more headroom from 14 feet mean height to a 17 foot mean height. The overall height of the roof is not changing; it is still at 19 feet. The pitch of the roof is what is changing to a 5-12 pitch. They are trying to preserve the historical look to the property. When applicant put in application he only put roof down but when he talked with the secretary from Construction Code Authority; they added the trusses need to be replaced.

Dale Boone was in favor of them fixing up the out building and raising the roof. Neighbor has been doing a great job fixing up the property.

Eric Wiederhold - applicant is here because of their property maintenance code violations. Zoning Board needs to make a decision on the 14 feet that the zoning

ordinance says. Is it 14 feet at the eave, 14 mean height, or 14 feet overall height. He took liberty in the application to replace his roof and just decided to raise the roof. We don't know what the height of the old roof was because he already took it off, what he is building now exceeds the zoning ordinance. The petitioner is the one who created this hardship.

Closed the public hearing at 6:19 p.m.

4. Approval of Agenda

Motion by Commissioner Frappier, second by Commissioner Williams to approve the agenda as presented

Voice Vote: Motion Carried

5. Approval of Minutes

Motion by Commissioner Frappier, second by Commissioner Marshall to table the minutes from June 24, 2013 until next meeting on July 31, 2013 at 6:00 p.m. to provide more time to review

Voice Vote: Motion Carried

6. Old Business – None

7. New Business

A. Appeal request - 605 N. Mill Street

Motion by Commissioner Thompson, second by Commissioner Marshall to grant the variance, that the garage does not exceed 19' at the peak, which was the existing height.

Roll Call Vote:

Ayes: Thompson, Barlow, Frappier, Williams, Marshall

Nays: None

Absent: Rice

Motion Carried

Chairman Barlow adjourned the meeting at 7:23 p.m.

Jan Barlow, Chairman Date

Teresa M. Karsney, City Clerk Date