

**ZONING BOARD OF APPEALS  
AND PUBLIC HEARING MINUTES**

April 08, 2014  
Council Chambers

Chairman Bosanac called the meeting to order at 7:00 p.m.

**Call to Order.**

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are six members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

**Roll Call:**

**Present:** Commissioner Bill Kipf  
Commissioner Sandra May  
Commissioner George O'Dell  
Councilman Jeff Hensley  
Chairman Michael Bosanac  
Commissioner Bettie Dickerson

**Absent:** Commissioner Ken Miller

**Excused:** Commissioner Susan Iott

**Guests:** Brandon Burns, Brian Burns

**Staff:** Keith Woodcock, Building Official  
Denise Palmer, Department Aid

**Pledge of Allegiance**

Chairman Bosanac led the pledge.

**Minutes & Agenda**

A motion was made by Commissioner O'Dell and second by Commissioner Kipf to approve tonight's agenda and minutes of the March 11, 2014 meeting.

*Motion carried unanimously.*

## New Business

### *Case #ZBA 14-004– 1008 E. First Street. – Assessor’s Parcel #49-01101-000*

Brandon M. Burns

The applicant is seeking a use variance, which will allow the subject property and structure to reestablish its prior nonconforming use as a three (3) unit apartment. (See full staff report).

## Staff Report

**The staff analysis was read into the record by Ms. Palmer.**

Brandon Burns discussed the reasons why a three unit complex was needed in the low income neighborhood, the business in the area as well as other multi- family units. This structure has separate utilities to each of the three units.

## Public Hearing

Chairman Bosanac opened the public hearing.

Brian Burns discussed the amount of rental property he and his son own in the City of Monroe.

A letter was read into the record by Ms. Palmer from Charles and Nancy Hall at 111 Kentucky Ave, Monroe Michigan. The Hall’s are against allowing the three unit apartment.

With no one else wishing to speak Chairman Bosanac closed the public hearing.

## Board Discussion

Mr. Woodcock, Building Official spoke about the zoning in the area.

Commissioner Kipf noted from the Assessors record card the property only had two full baths and one sink. How can there be three units with only two baths.

Councilman Hensley spoke to the number of units the property had in past years.

Mr. Woodcock spoke about nonconforming use, the reason it became nonconforming. The property was voluntarily removed as rental.

Brian Burns doesn’t believe it is fair. “The assessor’s office and the building department said it was a tri-plex” ( The applicant did not provide any written proof from these departments).

Chairman Bosanac asked where Mr. Burns thought the tenants were going to park. Discussion was held on parking.

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### **Commission Action**

A motion was made by Councilman Hensley, Case ZBA 14-004, 1008 E. First Street, Parcel Number 49-01101-000 be denied. Second by Chairman Kipf.

There being no further discussion on the motion, Chairman Bosanac called for the vote.

Motion failed (4 to 2) Use variance required five (5) affirmative votes.  
Appeal is void per lack of votes.

There were no other motions or action made by the commissioners.

### **Old Business**

Election of Officers

Motion by Commissioner Kipf to table the election until there is a full complement of the board. Second by Commissioner May.

### **Communications**

Mr. Woodcock addressed the lack of commissioners and the need to find willing people to fill the positions.

### **Public Comment**

None

### **Board Comments**

Chairman Bosanac welcomed Councilperson Hensley to the board.

Councilperson Hensley asked if any Commissioners know anyone willing to join the ZBA board, contact the Mayor's office for an application.

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner Kipf, Second by Commissioner O'Dell...

Motion passed unanimously

The meeting was adjourned at 8:05 p.m.