

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

August 12, 2014
Council Chambers

Chairman Bosanac called the meeting to order at 7:06 p.m.

1. 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 eight 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.

2. Roll Call:

Commissioner Kipf
Commissioner May
Commissioner O'Dell
Chairman Bosanac
Commissioner Dickerson
Commissioner Miller
Commissioner McGhee
Councilman Hensley

Absent: Commissioner Iott

Guests: John Mays, Richard Collins, Jim Seals, Richard Kohne and Craig Metzger

Staff: Keith A. Woodcock, Building Official
Denise Palmer, Department Aid
Dan Swallow, Director Economic & Comm. Development
Matt Wallace, City Planner

3. Pledge of Allegiance

Chairman Bosanac led the pledge.

4. Minutes & Agenda

A motion was made by Commissioner Miller and second by Commissioner May to approve tonight's agenda and minutes of the June 10, 2014 meeting.

Motion carried unanimously.

5. New Business

A. Case #ZBA 14-007– 2410 N. Custer Road. – Assessor’s Parcel #69-00072-166.

Owner: Richard Collins

The applicant is seeking a variance to construct a parking space / vehicle turn-around in the front yard setback of the referenced property contrary to Off- Street Parking Requirements, § 720-161, C (4), of the Monroe Code. The subject parcel is Zoned R-1B, Single Family Residential.

Staff Report

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

Applicant Comments

Richard Collins discussed the traffic on the bike path that constantly crosses his driveway.

Johnny Mayes spoke on behalf of Richard Collins. Mr. Mayes explained Mr. Collins medical issues. On oxygen 24-7. Neck issues that restrict him from turning his head to look both ways. There is no sidewalk on the opposite side of the street, people walk on his side of the street. There are approximately eight (8) turn- a rounds within a couple of blocks from the referenced property. There is worry as to the safety of the pedestrians walking the bike path. The appeal is based on what is best for the homeowner and the pedestrians.

Public Hearing

Chairman Bosanac opened the public hearing.

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

Board Discussion

Commissioner Kipf discussed the other circular drives at the corners of Avenue DeLafayette. Properties adjacent to Mr. Collins, having a rear yard area allowing for a turn around, Mr. Collins property does not appear to have the capability for this on his property. Commissioner Kipf understands his concerns over the busy vehicle and pedestrian traffic.

Chairman Bosanac discussed his worries on practical difficulty as to a hardship case. The issues with the size of the turn- around in the front yard setback. The appellant was asked if he would consider reducing the size of the proposed turn around. Chairman Bosanac is worried about the encroachment and setting a precedent. Discussion was held on the turn- around being removed if the current owner sells the property.

Commissioner May stated she would want it to remain if she were to purchase the property.

Councilman Hensley agreed that if it was a smaller area it would be better for the safety of the pedestrians. Not sure putting the restrictions on the property to be removed if sold is a good idea, would be a plus to a lot of people for a turn-around.

Commissioner McGhee is inclined to believe that any future homeowner of the property will want the turn-around there. If the appellant is willing to adjust the measurement let it stay.

Commission Action

A motion was made by Commissioner May, to approve the request provided the appellant reduces the size of the turn-around from sixteen (16) feet to ten (10) feet; size of the turn-around would be ten (10) by twenty (20) feet in the front yard setback. Second by Commissioner Dickerson. Chairman Bosanac called for the vote. So noted to amend the motion to include the turn-around to not be used as a parking spot.

Motion carried unanimously.

B. Case # ZBA 14-008 – 3000 E. Front Street- Parcel # 49- 01498-002.

Owner: Richard Kohne / Gerdau Special Steel North America.

Request from Richard Kohne on behalf of Gerdau Special Steel North America seeking a variance for building and stack heights contrary to § 720-44, Schedule of Area, Height, Width and Setback Regulations (Monroe code), and a variance for sign height contrary to § 720-173, Specific Sign Zone Standards, also of the Monroe Code. The subject parcel is zoned I-2, General Industrial.

Staff Report

The staff report was read into the record by Staff.

Applicant Comments

Craig Metzger, Environmental Manager at Gerdau Monroe Mill. Explained the air permitting issues. An air permit has been applied for through the State of Michigan. The bag house is needed for air quality issues. The bag house needs to be at 150 feet in the air for dispersion modeling. Lower levels were tried and air quality could not be met. PMT2.5 Dispersion Modeling could not be met without going to 150 feet. The State of Michigan is ready to approve the permit. Richard Kohne Discussed the sign change. The traffic currently backs up on Front Street. They are going to change the main entrance to the plant approximately 400 feet west of the existing entrance. This change will alleviate the back up of traffic on Front Street. The sign will be 70 feet from Front Street, which will be farther away than the current sign.

Public Hearing

Chairman Bosanac opened the public hearing.

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

Board Discussion

Commissioner McGhee asked Mr. Metzger for clarification on the pictures of the stack that were provided.

Councilman Hensley wanted to commend Gerdau on all the work and upgrades they have done to the plant. The bag house being located on the back of the property and would not be directly seen from Front Street. Councilman Hensley does not see an issue with the sign being a distraction.

Commissioner May thinks the sign is a nice looking sign and does not see an issue with it being a detriment to traffic.

Chairman Bosanac applauds Gerdau Steel for the investment they are putting forth in our town.

Commission Action

Councilman Hensley made a motion that the request on behalf of Gerdau Steel seeking the variance for building and stack height also the variance for the sign height be accepted as proposed.

Second by Commissioner Miller.

Motion carried unanimously.

6. Old Business

None

7. Communications

None

8. Public Comment

None

9. Board Comments

Chairman Bosanac commented on the parcel at Roessler and Elm being rented and no longer vacant.

10. Adjournment

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

Motion to adjourn by Commissioner Kipf, Second by Commissioner Miller.

Motion carried unanimously

The meeting was adjourned at 8:00 p.m.