

**FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY April 14, 2021**

Meeting was called to order at 7:02 PM

ROLL CALL: RJ Hoppert Matt Rimel
 Mark Adrian Fred Calkins VIA ZOOM

Also present:

Joseph Lehmann, Building Official VIA ZOOM
Cindy Allor, Recording Secretary
Aimie Alexander VIA ZOOM
Jeremy and Nichole Bayer
3 citizens VIA ZOOM

The Pledge of Allegiance was said by members and attendees.

ITEM NO. 1 AGENDA APPROVAL

MOTION

Moved By: Matt Rimel Supported By: Mark Adrian MUC

A motion was made to approve the agenda.

ITEM NO.2 APPROVE MINUTES OF March 10, 2021 Meeting:

MOTION

A motion was made to approve the minutes of the March 10, 2021 meeting with a revision being adding for Greg Rolland case to be reviewed in three (3) years' time.

Moved By: Matt Rimel Supported By: RJ Hoppert MUC

Chairman Calkins read the legal notice published in the Monroe Evening News on March 19, 2021.

Fredrick E. Calkins
6/19/2021

MOTION

SIG _____

APPROVED

A motion was made to place notice on file.

Moved By: Mark Adrian

Supported By: RJ Hoppert

MUC

ITEM NO.3 AMEND AGENDA

MOTION

After consulting Ms. Alexander and getting her approval, a motion was made to change the order of the applicants due to the timeliness of her case.

ITEM NO.4 Jeremy and Nichole Bayer regarding Parcel ID # 972 629 00 which is located at 3237 Oakwood Monroe, MI 48162. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Section 4.45.2 (k) (i) to construct a new single-family dwelling with an existing accessory structure in the side yard.

Secretary Hoppert read the variance requested.

Mr. and Mrs. Bayer presented the case and answered any questions.

MOTION

Moved By: Mark Adrian

Supported By: RJ Hoppert

MUC

A motion was made to open the public hearing.

There were no public comments made.

MOTION

Moved By: Matt Rimel

Supported By: Mark Adrian

MUC

A motion was made to close the public hearing.

MOTION

Moved By: Mark Adrian

Supported By: Matt Rimel

A motion was made to grant the variance as requested for the reason that it does meet the requirements of Article 31 of the Township Zoning Ordinance.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Matt Rimel- Y Fred Calkins-Y
4-YES votes 0 -NO votes

MUC

The variance as granted is only valid for the period of 1 year, expiring on April 14, 2022.

ITEM NO.5 Aimie Alexander regarding ID# 07 972 629 00 which is located at 3237 Oakwood Street Monroe, MI 48162. The Applicant has requested a variance from requirements of Township Zoning Ordinance NO.200, Section 5.09.2 to make repairs to the structure that exceed \$5000.00 dollars.

Secretary Hoppert read the variance request.

Aimie Alexander presented the case and answered any questions.

MOTION

Moved By: Mark Adrian

Supported By: Fred Calkins

MUC

A motion was made to open the public hearing.

There was a letter of concern received at the Township office on April 12, 2021 that was read by Secretary Hoppert. The letter expressed a request that the variance not be granted.

MOTION

Moved By: Mark Adrian

Supported By: RJ Hoppert

MUC

A motion was made to place this letter on file.

MOTION

Moved By: Mark Adrian

Supported By: RJ Hoppert

MUC

A motion was made to close the public discussion.

The members discussed the case.

Board member Rimel asked the Building Official why permits for roofing and foundation were issued if the house has been in poor condition for several years prior to issuing these permits. Mr. Lehmann stated that work can be done to a home in disarray to be brought up to current Building Code. The main issues were after permits were issued; work other than stated on the issued permits and work with no permits occurred.

All present Board members voiced several concerns regarding the condition of the home since dwelling was deemed an unsafe building, lot cleanliness, work occurring without permits, lack of timeliness of hiring contractors and the expense for such an extensive remodel. The members also voiced concerns that the owner does not live in this home as her primary dwelling so if granted all permits should be pulled by licensed contractors. Ms. Alexander stated that she could add her mother to the deed as she would be the person residing in the home. Ms. Alexander stated she has \$40,000 set aside for the remodel.

Chairman Calkins asked Ms. Alexander if approved is her plan to keep or remove the shed in the rear yard, she stated she would eliminate the shed.

Building Official Lehmann provided clarity on setback requirements.

MOTION

Moved By: Matt Rimel

Supported By: Mark Adrian

A motion was made to deny the variance as requested for the reason that it does not meet the requirements of Zoning Ordinance Section 5.09.2 (a-f) as is required by the Ordinance in order for the ZBA to grant the variance requested.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Matt Rimel- Y Fred Calkins-N
3-YES votes 1 -NO votes

ITEM NO.6 OLD BUSINESS

None to report

ITEM NO.7 NEW BUSINESS

None to report

ITEM NO. 8 BOARD COMMENTS

None to report

ITEM NO.9 ADJOURNMENT

Moved By: Matt Rimel

Supported By: RJ Hoppert

MUC

A motion was made to adjourn the meeting.

Meeting adjourned at 8:02 PM