

**Village of Armada
Zoning Board of Appeals
74274 Burk Street + P.O. Box 903
Armada, MI 48005
Phone 586-784-9151 + Fax 586-784-9153**

**SUBJECT: Minutes of the ZBA Appeal Hearing – 23332 E. Main Street,
29 February 2024**

MEETING DATE: Thursday, 29 February, 2024

TIME: 7:00 PM

LOCATION: Armada Village Offices, 74274 Burk Street, Armada, MI 48005

CALL TO ORDER

- Call to Order (Start Time): 7:00 PM By ZBA Chair, Dennis LeMieux
- Pledge of Allegiance
- Roll Call
 - Dennis LeMieux (Chair), Mike St. John (Vice Chair); Ross Boelke (Secretary and Council Liaison); Kristie Paterson (Planning Commission Liaison and Member); and Don DePalma (Member) present. No Alternate Members have been appointed.

APPROVAL OF AGENDA

- Motion made by DePalma, seconded by Paterson to accept the agenda as presented.

Discussion: None. Motion passed by all members

GENERAL ZBA CHAIR OPENING COMMENTS

- No comments from Chair LeMieux.

ZBA APPEAL HEARING ON 2332 E. MAIN STREET

- Chair LeMieux briefly summarized the appeal.
- Open Public Hearing
 - Motion by St John, seconded by DePalma to enter into the Public Hearing at 7:03 PM. Discussion: None. Motion passed by all members present.
 - Chair LeMieux asked Appellant Macchi to discuss the hardship /material difficulty regarding his carport side yard setback violation.
 - Appellant showed text message alleging the Village Building Inspector approved construction prior to reviewing a site plan and zoning considerations.
 - Appellants next door neighbors both indicated they had no issue with the carport violation.
 - The Village had provided no Statements for the Record by officials involved with the issue to provide an alternate scenario of how the carport was erected without noting the zoning discrepancy or the inability to resolve the violation for over a year thereafter.
- Close Public Hearing
 - Motion by Paterson, seconded by St John to close the Public Hearing at 7:26 PM. Discussion: None. Motion passed by all members present.
- Board Discussion and Decision
 - Wide ranging discussion by board over:

- Appellants failure to follow the zoning process and whether that was sufficient to deny the appeal,
 - The Villages possible failure to follow its zoning process and how whether that resulted in mitigating circumstances for the appellant,
 - Event timing and the sequence of events,
 - The lack of statements for the Record by Village Officials
 - Evidence provided by the Appellant at the Hearing, and
 - Whether the new information presented required more fact-finding and a subsequent continuation of the case.
- Motion made by Boelke, seconded by St. John to continue the 23332 E. Main Street Appeal Case pending receipt of additional relevant information from Appellant Macchi and Village Officials. Discussion: None. Motion passed by all members present.

APPROVE MINUTES

- Approve Minutes of ZBA Appeal Hearing: 23332E. Main Street.
 - Motion made by Paterson, seconded by St. John to accept the November 2023 Minutes as presented.

CITIZEN COMMENTS

- No Citizen comments.

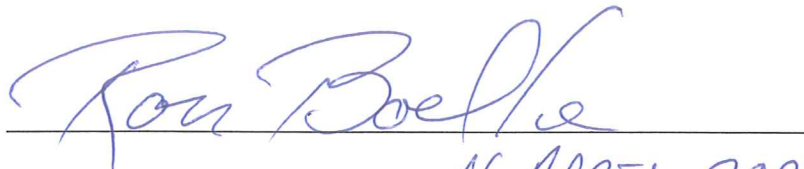
COMMENTS FROM THE BOARD

- No Board comments.

ADJOURNMENT

- Motion made at 8:31 PM by DePalma, seconded by St. John to adjourn.
Discussion: None. Motion passed by all members present and meeting adjourned.

SECRETARY:
(Signature & Date)


11 APRIL 2024