

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: ZBA Appeal Meeting Minutes – 28 December, 2022

MEETING DATE: Wednesday, 28 December, 2022

TIME: 7:00 PM

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

CALL TO ORDER

- **Call to Order (Start Time):** 7:03 PM By ZBA President, Dennis LeMieux
- **Pledge of Allegiance**
- **Roll Call**
 - Present: Dennis LeMieux (Chair); Mike St. John (Vice Chair); Ross Boelke (Secretary and Council Liaison); and Kristie Paterson (Planning Commission Liaison and Member). Don DePalma (Member) was absent. No ~~Alternative~~ ²⁸ *ALTERNATE* Members have been appointed.

APPROVAL OF ZBA APPEAL AGENDA

- Motion was made by Paterson and seconded by St John to accept the agenda as presented. Discussion: None. Motion passed unanimously.

ZBA CHAIR OPENING COMMENTS

- Chair LeMieux briefly discussed the focus of the meeting and outlined the process.

ZBA APPEAL – Mr. J. Hermann

- Secretary Boelke summarized the nature of the appeal made by Mr. Hermann and what the ZBA could rule on. The appeal largely centered on dimensional issues that prevented the applicant from being granted a property split of his combined properties at 73539 and 73543 Fulton Street (both addresses comprise one parcel). Boelke indicated the ZBA could render decisions on requests for dimensional variances, subject to proof of hardship or practical difficulty, but not specifically grant a property split since the issue was not fully resolved by the Planning Commission.
- Mr. Hermann provided a summary of his appeal issues and discussed the hardship and practical difficulties he faced from not being granted a property split.
- The ZBA entered into a public hearing at 7:20 PM by motion of Paterson, seconded by St. John, with remaining members voting AYE. Two members of the public were present. Both indicated support for Mr. Hermann's requests. The ZBA then exited the public hearing at 7:22 PM by motion of LeMieux, seconded by Paterson, with remaining members voting AYE.
- The Board then discussed the relevant variance issues and the ability of the appellant to remedy any of the issues. As the variance issues had occurred many years previously to Mr. Hermann's ownership and no practical means existed for Mr. Hermann to resolve them, the Board believed he had proved his stated hardship and difficulty case. A motion was made by Boelke, seconded by St. John, to give variances to Mr. Hermann on three dimensional issues (See attached note to Planning Commission); Mr. Hermann was advised to return to Planning to resolve any remaining dimensional issues and reapply for his property split.

OLD BUSINESS

- **Approval of Regular Semi-Annual ZBA Minutes from 20 October, 2022**
 - Motion was made by St. John and seconded by Boelke to accept the minutes as written. Discussion: None. Motion passed with LeMieux voting AYE and Paterson abstaining (due to absence from the October meeting).

- **Set Meeting Date(s) for Revision of Zoning Ordinance, Chapter 24 (Zoning Board of Appeals)**

- Boelke recommended the Board tentatively consider Thursday, 26 January 2023 and Thursday, 23 February 2023 as meeting dates for the continued review of Chapter 24 of the Zoning Ordinance for revision

CITIZEN COMMENTS

- No Citizen Comments.

COMMENTS FROM THE BOARD

- No Board Comments.

ADJOURNMENT

- Motion to adjourn was made by Paterson at 7:59 PM, seconded by St. John. Discussion: None. Motion carried unanimously. Meeting adjourned.

SECRETARY:
(Signature & Date)

Ron Boelke 26 JAN 2023