

**THE CITY of the VILLAGE OF DOUGLAS
ZONING BOARD OF APPEALS (ZBA)
DOUGLAS CITY HALL
86 W. CENTER STREET, DOUGLAS, MI
August 20, 2019 - 7:00pm**

MINUTES

- I. **Call to Order:** Chairperson Schumacher called the meeting to order at 7:01 P.M.
- II. **Roll Call:** Members present: Schumacher, Kutzel, Greenwood
Members absent: Pullen
Also present: Lisa Imus, City Planner
- III. **Approval of Minutes** – ZBA Meeting of June 26, 2018: Motion by Kutzel, with support from Greenwood, to approve the minutes of June 26, 2018. Motion carried by voice vote.
- IV. **Agenda Changes/Additions/Deletions** - Motion by Greenwood, with support from Kutzel, to approve the agenda of August 20, 2019 as presented. Motion carried by voice vote.
- V. **New Business**
 1. **Election of Officers:** Imus opened the floor for nominations. Kutzel for secretary, motion approved by unanimous voice vote. Greenwood for vice chair, motion approved by unanimous voice vote. Schumacher for chairperson, motion approved by unanimous voice vote.
 2. **Public Hearing and Decision:** Shai and Lori Levit of 164 and 166 Union Street have requested a variance from the R-3 Zoning District Building Placement Standards for the purpose of creating a buildable lot at 166 Union Street (pp# 03-59-250-017-00) in Douglas, Michigan.
 - a) Chairman declares the Public Hearing Open - Schumacher opened the public hearing.
 - b) Presentation of Written Communications - None
 - c) Presentation by the Petitioner – Property owner was represented by Century 21 real estate agent Bill Underdown. He would like to see the parcels either combined as 1 to support building a garage or ~~axillary~~ auxiliary building; or, change the variance on lot 166 to allow it as a buildable lot.

- d) Comments from the Audience\Response from the Petitioner – Janie Goodwin has interest in purchasing lot 164 and 166 as a combined lot to allow for a garage.
- e) Questions/Comments from the ZBA Members – Kutzel asked if “buildable” meant garage or house? Imus explained that if the lots are kept separate they both could have a house but by ordinance lot 166 is not buildable. If combined into one then owner could build an ~~assessory~~ accessory building. The two separate lots cannot have an ~~assessory~~ accessory building without having a house first.
- f) Chairman Declared Public Hearing Closed.
- g) Motion to Approve, Deny or Approve with Conditions – Greenwood made the motion to table the request to grant a variance for the buildable lot on 166 Union pending the submission of an updated survey for 164 Union on September 12th. Motion supported by Kutzel. Motion approved by unanimous voice vote.

- 3. **Interpretation:** 3099 Lakeshore (pp# 03-59-017-095-00) is currently a non-conforming home undergoing renovations. The owners would like to fully restore the property; however, our non-conforming land use ordinance has stipulations that the renovations cannot exceed 60% of the replacement cost. The owners are requesting an ordinance interpretation of how to determine the 60% replacement cost.

It was determined that the best way to determine the 60% replacement value would be to contact insurance companies and get a few insurance estimates for 3099 Lakeshore Dr.

VI. **Public Comment** (limit of 5 minutes): No public comments

VII. **Adjournment:** Motion by Greenwood with support from Kutzel to adjourn meeting. Motion carried by voice vote. Meeting adjourned at 7:58 P.M.

Respectfully Submitted by Jenny Pearson, Deputy Clerk