

**Proposed Zoning Board of Appeals Minutes
July 27, 2010**

David Rhodabeck called the meeting to at order at 7:00 p.m. in the City Hall Council Chambers.

Members present: Rick Bishop, Randy Gregg, Steven Laux, and David Rhodabeck.
Members absent: Kendra Dibble.

Also present: Peter Preston, Zoning Consultant for the City of Laingsburg and Paula Willoughby, Zoning Administrator, Lana Kaiser, City Clerk.

Applicant: Access Construction & Design, 3960 Tittabawassee Rd, Saginaw MI
Owner: Sandra Cain, 111 Church Street, Laingsburg MI

The audience was afforded an opportunity for public comment. There was none.

Moved by Laux, seconded by Gregg to approve the minutes of May 19, 2010, as presented. Motion carried.

Moved by Gregg, seconded by Bishop to nominate Dave Rhodabeck as Chairman of the Zoning Board of Appeals. All in favor. Motion carried.

The Board of Appeals considered a variance request from Access Construction and Design, (for a home located at 111 Church Street) who is seeking to construct a new front porch and barrier-free ramp onto the existing structure that would be set back 14 feet 6 inches from the road right of way, where 25 feet is required. The applicant is also seeking to construct a 24' x 28' attached garage to the northwest corner of the existing single family structure. The attached garage would be set back one foot from the north property line, where seven feet is required.

Access Construction and Design (on behalf of Ms. Cain) is requesting a variance of approximately ten feet from the required front yard setback of 25 feet and a variance of six feet from the required side yard setback of seven feet. The variance is being sought because of a recent injury that requires Ms. Cain to use a wheelchair.

Moved by Laux, seconded by Bishop to open the public hearing to receive public input. regarding the variance requests for 111 Church Street. Motion carried.

Kevin Krchmar, Barrier Free Design Special from Access Construction and Design stated that the proposed home modifications were recommended by Ms. Cain's physical and occupational therapists.

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Craig and Susie Warren, neighbors of Ms. Cain stated that they were there to support her and did not have a problem with the proposed modifications to her home.

Moved by Gregg, seconded by Bishop to close the public hearing. Motion carried.

Moved by Laux, seconded by Gregg to approve the variance requests from Sandra Cain for variance from the required front yard setback and side yard setback based upon the following reasoning: individual with a disability, it would not be possible for her to live in her home without the proposed modifications. Motion carried.

With no further business to come before the Zoning Board of Appeals, Gregg moved to adjourn and was seconded by Laux. The motion and carried and the meeting adjourned at 7:15 p.m.

Lana Kaiser
City Clerk