

**MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
MAY 19, 2015 at 9:30 AM
CITY COUNCIL CHAMBERS**

CALL TO ORDER: The meeting was called to order by Secretary Dan Jozwiak at 9:36 a.m.

ROLL CALL: Was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Secretary Daniel Jozwiak, Board Members Kent Telesz, and William Wascher.

MEMBERS ABSENT: Chairman Randy Horton, Vice-Chairman Christopher Eveleth, and Alternates Matt Grubb and John Horvath.

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Charles Rau, Owosso Building Official; Pastor Ilko Tchakarov, Owosso Seventh Day Adventist Church, 1218 N. Hickory Street.

AGENDA: IT WAS MOVED BY BOARD MEMBER WASCHER, AND SUPPORTED BY BOARD MEMBER TELESZ TO APPROVE THE AGENDA OF MAY 19, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER WASCHER AND SUPPORTED BY BOARD MEMBER TELESZ TO APPROVE THE MINUTES OF APRIL, 21, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from April 21, 2015
3. Variance Request – 1218 N. Hickory Street
4. Affidavit of notice

COMMISSIONER/PUBLIC COMMENTS: None.

PUBLIC HEARINGS:

1. VARIANCE – 1218 N. HICKORY STREET

Pastor Tchakarov spoke about building a pavilion over the existing basketball pad 30' x 60'. They want to put a roof over it and put it high enough so that basketball can still be played there. The request is for three feet taller than the ordinance allows. It will also be used for other events with the church and school. They will not be rebuilding the pad. It is located far enough from the property line. One person sent in a letter about drainage going downhill to Dingwall Drive. The applicant hadn't considered that. The Building Official, Charles Rau, said it may increase some, but it's quite a distance to the area of drainage. It already has grass between the pad and the pooling. Mr. Rau mentioned downspouts towards the garden may be helpful.

Board Member Telesz asked Mr. Rau if the pavilion met all the codes. Mr. Rau doesn't have plans yet. Raising it up three foot isn't a problem. Zoning isn't a problem either. The church itself is considerably taller. Per Ms. Montenegro, their parking lot has several drains.

Public comments: Ms. Lila Gerber of 1111 Summit Street said she is on the high ground and is OK with the project.

MOTION BY BOARD MEMBER TELESZ, SUPPORTED BY BOARD MEMBER WASCHER AFTER REVIEWING THE CASE FOR 1218 N. HICKORY STREET, PARCEL NUMBER 050-541-000-060-00 HEREBY MOVES TO ALLOW THE PAVILION STRUCTURE TO BE BUILT THREE FEET HIGHER THAN THE 14 FOOT ACCESSORY BUILDING HEIGHT ALLOWED DUE TO THE UNIQUENESS OF THE LOT, CHURCH, SCHOOL, THE NONCONFORMING AREA, AND R-1 ZONING.
YEAS ALL. MOTION CARRIED.

Approved July 21, 2015

COMMISSIONER/PUBLIC COMMENTS: None

ADJOURNMENT:

**MOTION BY BOARD MEMBER TELESZ, SUPPORTED BY BOARD MEMBER WASCHER TO
ADJOURN AT 9:58 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY,
JUNE 16, 2015, IF ANY REQUESTS ARE RECEIVED.**

YEAS: ALL. MOTION CARRIED.

Dan Jozwiak, Secretary

m.m.s