

**IMLAY CITY ZONING BOARD OF APPEALS
150 N MAIN STREET
IMLAY CITY MI 48444**

**REGULAR MEETING
Thursday, July 27, 2023
6:00 PM**

1. CALL TO ORDER

City Manager Craig Horton called the meeting to order at 6:18 PM.

2. PLEDGE OF ALLEGIANCE

Horton led the Pledge of Allegiance.

3. ROLL CALL

Present: Tom Blount, Charles Boadway, Earl Gass, Luke Stempien, Barbara Yockey

Absent: Stu Davis, John Lengemann

Also present: City Manager Craig Horton, Deputy Clerk Tina Young and public.

4. ELECTION OF OFFICERS

MOTION by Yockey seconded by Boadway to nominate Tom Blount as Chairperson.

ROLL CALL VOTE

Ayes: Yockey, Boadway, Blount, Stempien, Gass

Nays: None

Absent: Davis, Lengemann

MOTION CARRIED UNANIMOUSLY

MOTION by Yockey seconded by Boadway to nominate Luke Stempien as Vice-Chairperson.

ROLL CALL VOTE

Ayes: Yockey, Boadway, Blount, Stempien, Gass

Nays: None

Absent: Davis, Lengemann

MOTION CARRIED UNANIMOUSLY

5. APPROVAL OF AGENDA

MOTION by Gass seconded by Yockey to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY

6. APPROVAL OF MINUTES

MOTION by Gass seconded by Yockey to approve the minutes of the April 28, 2022 regular zoning meeting as presented.

MOTION CARRIED UNANIMOUSLY

7. CITIZENS FROM THE FLOOR

None

8. VARIANCE REQUEST

145 W 5th Street – Shannon Mostek– PARCEL ID #120-04-500-000-00

Variance from Section 6.2(b), Variance to Area and Dimensional Requirements. - If the use of a nonconforming lot requires a variation in minimum floor area or dimensional (minimum setback and maximum height) standards, then the use shall be permitted only if a variance is granted by the Zoning Board of Appeals (ZBA). And Section 3.1(b), Locations for Detached Accessory Buildings.

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A. NOTICES AND PUBLICATIONS TO RECORD

MOTION by Yockey seconded by Gass to enter Notices and Publications for this public hearing to record.

MOTION CARRIED UNANIMOUSLY

B. PUBLIC HEARING OPEN

Chairperson Blount entertained a motion to open the Public Hearing at 6:24 PM.

MOTION by Gass seconded by Yockey to open the public hearing at 6:24 PM.

ROLL CALL VOTE

Ayes: Gass, Yockey, Boadway, Blount, Stempien

Nays: None

Absent: Davis, Lengemann

MOTION CARRIED UNANIMOUSLY

Randall Denam spoke for Shannon Mostek regarding the request for a variance for the non-conforming lot.

C. PUBLIC HEARING CLOSED

Chairperson Blount closed the Public Hearing at 6:50PM.

Each of the ZBA Board Members had the opportunity to speak and ask questions if they wished.

D. ACTION

MOTION by Gass seconded by Yockey to approve the variance as requested and allow the setback to deviate from the Zoning Ordinance as 3 feet from east lot line, 10 feet from south lot line-gives 2 more feet in front with pad 47 x 34 and accessory building 24 x 24.

GASS – Approve Variance as requested.

YOCKEY – Approve Variance as presented.

STEMPIEN – Approve Variance with setbacks.

BOADWAY - Approve Variance as presented.

BLOUNT – Approve Variance as requested.

MOTION CARRIED AND VARIANCE IS GRANTED

9. OTHER

None

10. ADJOURNMENT

MOTION by Gass seconded by Yockey to adjourn at 6:53 PM

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by: _____
Tina Young, Deputy Clerk

Approved by ZBA: November 16, 2023

Approved by City Commission: December 05, 2023