

CITY OF HARBOR SPRINGS

Zoning Board of Appeals

June 14, 2006

Chairperson Bob Thoma called the June 14, 2006 meeting of the Harbor Springs Zoning Board of Appeals (ZBA) to order at 5:30 p.m., at the City Council Chambers, 160 Zoll Street, Harbor Springs, MI.

1. Roll Call and Verification of Quorum

Present: Bob Thoma, Cecelia Johnston, Ann Burrows, Henry Pfeifer, Donna Neiderstadt.

Absent: Jim Grogan (Presenting for the Historical Society).

Also Present: Tim Grimm, Jim Grogan, Linda Young Tanya Graham.

2. Approval of Minutes and Decision from the December 14, 2005 meeting.

Pfeifer and Burrows requested amending the minutes to include the following on page 3, after paragraph 4, *Pfeifer asked Episcopo if there is any reason the applicant couldn't get everything he wanted by choosing one of the other available alternatives. Episcopo stated that there are drawbacks to building the new structure up against the house but gave no reason why one of the other alternatives would not be satisfactory. Burrows stated that one of her neighbors built an accessory building larger than the main house and that building now dominates the neighborhood.*

Motion by Burrows, second by Pfeifer to approve the minutes of the December 14, 2005 meeting, as corrected.

Motion carried.

3. Approval of Minutes and Decision from the May 10, 2006 meeting.

Motion by Pfeifer, second by Burrows to approve the Minutes and Decision of the May 10, 2006 meeting as presented.

Motion carried.

4. Consideration of a variance request from the Harbor Springs Area Historical Society at 349 E. Main St. (Old City Hall).

Chairperson Thoma read the request.

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Jim Grogan, a member of the Historical Society's Architectural and Building Committee, presented the proposed plan for a new addition to Old City Hall.

Grogan stated the proposed thirty six foot high twenty two by twenty seven foot addition was chosen as the most practical of three proposals to renovate and turn the Old City Hall into a building that would meet the current building code.

Grogan stated the design for the proposed addition would duplicate the architecture of the original building and would provide the needed handicap access and restrooms.

Pfeifer asked if the building code could be met without the addition and need for a variance.

Grogan said it could be done but the necessary work would have to be done on the inside of the building and it would ruin the original look of the building.

Grogan noted the Harbor Springs Planning Commission has approved the plan.

Neiderstadt noted concerns in a letter from Scott Rehmann a property owner adjacent to the proposed addition.

Grogan stated that everything Mr. Rehmann mentions in the letter would be done.

Motion by Neiderstadt, second by Pfeifer, to approve the variance as proposed on the plan to the ZBA. The practical difficulty being the addition must meet the new building codes while restoring the historical appearance of the building that is integral to the purpose of the preservation and adaptive use of the historical structure.

Ayes – Burrows, Pfeifer, Thoma, Neiderstadt, Johnston.

Nays – None

5. New Business

Motion by Burrows, second by Thoma to invite Larry Nix, City Planner, to hold an educational session for the ZBA members sometime this summer.

Motion carried.

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6. Adjournment

With no further business, Chairperson Thoma adjourned the meeting at 6:05 p.m.

Bob Thoma Chairperson

Tim Grimm, Zoning Administrator