

**Huron County Zoning Board of Appeals
January 22, 2025 Minutes
Case No.: ZBA Cases 2024-04; 2024-05**

A meeting of the Huron County Zoning Board of Appeals was held on January 22, 2025, at the Huron County Building, Room 305, 250 E. Huron Avenue, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Vice-Chair Lisa McCain at 7:00 p.m. The Pledge of Allegiance was recited. Andrea Wrubel, recording secretary, called the roll of members: Roll call - Members present: George Lauinger, Bill Goretski, Lisa McCain, Lonnie Schulz, and Clark Brock. Absent: Carl Duda and David Desrochers. Others present: There were approximately four (4) other people in attendance.

Elect a Chairman: Member Lauinger nominated Clark Brock as Chair and was seconded by Member Goretski. Member Schulz made a motion to cast a unanimous ballot to elect Mr. Brock as Chairman and seconded by Member Goretski. Motion carried.

There were no amendments to the agenda.

2. Approval of Minutes

Member McCain made a motion, and seconded by Member Schulz to approve the April 10, 2024 meeting minutes, as presented. Motion carried.

3. Public Comment: None

4. Public Hearings

- a) **ZBA Case 2024-04, John Sarrach Trust, new covered porch and new attached garage lot coverage exceedance - dimensional variance in Section 10 of Rubicon Twp.,**
- i. Review notice and variance requirements.
 - ii. Overview by applicant
 - iii. Public Comment
 - iv. ZBA Discussion
 - v. ZBA Decision

This case was introduced by Chairman Brock with overview by Building & Zoning Director, Jeff Smith.

ZBA 2024-04 John Sarrach Trust, 3952 Ferdinand Drive, Rubicon Township, Port Hope, Michigan, 48468, requests dimensional variance to construct a 10ft. x 30ft. covered porch and a 26ft. x 30ft. attached garage onto the 30ft. x 58ft. residential home currently under construction. Parcel number 3221-010-034-00 is zoned R-1 Residential (RES) and contains approximately 0.172 acres (Platted Lot size 50ft. x 150ft.). Owner request to add a 10ft. x 30ft. covered porch onto the lakeside of the new home and add a 26ft. wide x 30ft. long

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attached garage onto the roadside of the new home. The Huron County Zoning Ordinance, Section 9.01, Schedule of Regulations limits lot coverage of all structures on each parcel to a maximum of 25% lot coverage. The owner is requesting a total proposed lot coverage of 37.6%, which exceeds ordinance limit by 12.6%. Pursuant to the Huron County Zoning Ordinance, Section 19.05(c), the Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements.

Communications:

Letters of support from John Yingling, Michelle & Jerry Maxwell, and Betty Johnson. Email dated January 9, 2025, from Todd Maschke – supports the variance request.

Mr. Sarrach had nothing to add.

Public Comment: None, closed.

ZBA Discussion:

Member McCain noted that it will be an improvement to the area and the neighbors aren't complaining.

Member Brock stated that the additions will be within the footprint of the new structure being built, it's not larger than that, except the depth in either direction.

With no further questions, a motion was made by Member Lauinger and seconded by Member Goretski to approve the dimensional variance as presented. On a roll call vote, motion carried.

Roll Call Vote: Motion to approve ZBA 2024-04 John Sarrach Trust, 3952 Ferdinand Drive, Rubicon Township, Port Hope, Michigan, 48468, requests dimensional variance to construct a 10ft. x 30ft. covered porch and a 26ft. x 30ft. attached garage onto the 30ft. x 58ft. residential home currently under construction.

George Lauinger	Yea	Carl Duda	Absent
Lisa McCain	Yea	Bill Goretski	Yea
Lonnie Schulz	Yea	David Desrochers	Absent
Clark Brock	Yea		

5-Yea 0-Nay 2-Absent

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- b) **ZBA Case 2024-05, Andrew & Michelle Duncan, rebuild detached garage with reduced 3ft. side yard setback - dimensional variance in Section 7 of Hume Twp.,**
- vi. Review notice and variance requirements.
 - vii. Overview by applicant
 - viii. Public Comment
 - ix. ZBA Discussion
 - x. ZBA Decision

This case was introduced by Chairman Brock with overview by Building & Zoning Director, Jeff Smith.

ZBA 2024-05 Andrew & Michelle Duncan, 3096 Sunset Drive, Hume Township, Port Austin, Michigan, 48467, requests dimensional variance to rebuild a new detached garage with a reduced side yard setback of three feet. An existing 20.2ft. x 30.2ft. detached garage is currently located three (3) feet from the east side yard property line, which is considered non-conforming to current ordinance standards. Parcel number 3211-007-026-00 is zoned R-1 Residential (RES) and contains approximately 0.29 acres (Platted lot parcel size 50ft x 250ft). The owners would like to build a new 20.2ft. wide x 33.0ft. long detached garage with the same reduced side yard setback of three (3) feet. The Huron County Zoning Ordinance, Section 14.04(8), states on waterfront parcels, an accessory building may be located in front of the principal building (Roadside) provided said structure is at least twenty-five (25) feet from the road right of way and at least five (5) feet from the side property line. The proposed detached garage requires a dimensional variance for a reduced side yard setback of three (3) feet. Pursuant to the Huron County Zoning Ordinance, Section 19.05(c), the Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements.

Communications:

Email dated January 15, 2025, from Kelvin and Patricia Engle— supports the variance request.

Email dated January 21, 2025, from Michael and Mary Ann Sedmak – no objections to the variance request. Stated the easement was listed in the packet as a public easement. It is for private use of the property owners and would like the application materials corrected.

Email dated January 22, 2025, from Deanna Gordon – no objections to retaining the 3-foot setback. The property line stakes were moved during the construction of their house by 3 feet. Deanna will have a survey done of her property to verify property lines.

Jeff Smith stated that he did verify the easement/park is only for use by the lot owners of Sunset Shores subdivision.

Mr. Duncan had no additional comments.

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Public Comment: None, closed.

ZBA Discussion:

Member Brock asked Jeff Smith about the property lines. Jeff stated the survey that was submitted with the application was completed by Tank Survey in September 2024.

Jeff Smith stated the stairs cannot be configured the way the preliminary drawings show.

With no further questions, a motion was made by Member McCain and seconded by Member Lauinger to approve the dimensional variance as requested. On a roll call vote, motion carried.

Roll Call Vote: Motion to approve ZBA 2024-05

George Lauinger	Yea	Carl Duda	Absent
Lisa McCain	Yea	Bill Goretski	Yea
Lonnie Schulz	Yea	David Desrochers	Absent
Clark Brock	Yea		

5-Yea 0-Nay 2-Absent

5. Unfinished Business:

ZBA Bylaws: Jeff Smith stated the by-laws should be reviewed and sent to Huron County Corporation Counsel.

6. New Business:

2 requests for upcoming appeals submitted in 2024.

7. Final Zoning Board of Appeals Comment:

Jeff Smith discussed Oath of Office for the Members and possibly having Jodi Essenmacher or the Clerk attend the next meeting to deliver the Oath of Office.

Members discussed changing the meeting days to the third Wednesday of the month going forward. The bylaws will need to be changed.

8. Adjournment

With no further business to come before the Zoning Board of Appeals, it was moved on a motion by Member Lauinger, to adjourn the meeting and seconded by Member Schulz. Motion carried. Adjournment was at 7:45 p.m.

Next regular ZBA meeting is tentatively scheduled for Wednesday, April 16, 2025 @ 7 p.m., Room 305.

Clark Brock, Chairman

Lonnie Schulz, Secretary

Date: _____