

ZONING BOARD OF APPEALS

FEBRUARY 20, 2018

This meeting held at the Village Hall 7194 Lakeview, Estral Beach was called to order at 5:30 p.m. and opened with the Pledge of Allegiance.

MEMBERS:

- Bill Smereka – 3 years
- Dave Haddad – 2 years
- Madonna Burkitt – 2 years
- Ben Nietubicz – 1 year
- Fred Borowski – 3 years

D. Swindle -

- Village hasn't done things in the past
- need to get into compliance
- Master Plan
- Planning Commission – working on Ordinance 1031 to bring it up to date
- Council served as ZBA – may be conflict of interest
- explained ZBA – to be fair and the best for the village
- Process and Procedures
- Zoning Board of Appeals
- Web Site
- Planning Commission looks at variances – they do recommendations with everyone's
- Variances to read through – why you approve of why you denied
- variances could go to court (need supporting document)
- 2 variances submitted
- 7100 Lakeshore shed and 7496 Lakeshore house raised and moved back
- if conflict of interest you must recuse yourself – if not could be found guilty of a misdemeanor
- meeting won't be before 4 weeks because
 - * letters need to go to residents within 300 ft
 - * public notice in the paper for hearing
 - * 4 to 8 weeks should be enough time for discussion
- process for building department
- be fair and out of legal issues

M. Burkitt – moved here in 2010 – 17 years at DTE – planner construction degree – master humane

B. Smereka – Electrician – carpentry – building construction 23 years then Ford's – works 7 days on and 7 days off on nights – had house raised

D. Haddad – licensed contractor for Wayne County 23 years – semi retired

B. Nietubicz – kid out here since 1983 – retired tool & die from Fords – house was torn down and rebuilt

F. Borowski – 1950 came out here – it was like going up north – 1988 built house from cottage – million dollar view – still work full time – in 1972 they almost condemned Estral Beach because of the flood – condemned with full market value – principle for 30 years – in school over 40 years – goes to school board meetings

2-18-1 MOTION by M. Burkitt seconded by B. Nietubicz for Bill Smereka to be the Chairman for the Zoning Board of Appeals (ZBA)

AYES: ALL
NAYS: NONE

MOTION CARRIED

2-18-2 MOTION by M. Burkitt seconded by B. Smereka for Fred Borowski to be the Vice Chairman for the Zoning Board of Appeals (ZBA).

AYES: ALL
NAYS: NONE

MOTION CARRIED

2-18-3 MOTION by F. Borowski seconded by B. Smereka for Madonna Burkitt to be the Secretary for the Zoning Board of Appeals (ZBA).

AYES: ALL
NAYS: NONE

MOTION CARRIED

D. Swindle

- Planning Commission
- don't want rubber stamping
- ZBA more sticklers
- master plan
- zoning ordinances
- 7496 Lakeshore - 1st submitted
- 7100 Lakeshore - 2nd submitted

A. Borowski – 7100 Lakeshore – planning commission should be discussing on Thursday, February 22nd – please read ordinance 1031 – thanked everyone for being positive and stepping up for your community

D. Swindle – anyone recused will have to do that

2-18-4 MOTION by B. Smereka seconded by D. Haddad, To adjourn at 6:34 p.m.

AYES: ALL
NAYS: NONE

MOTION CARRIED

These minutes are a synopsis of the comments made at the Zoning Board of Appeals meeting and are not intended to represent a verbatim transcript.

Bill Smereka
Chairman

Carol Vandercook
Recording Secretary