

**CITY OF ST. CLAIR  
ZONING BOARD OF APPEALS MINUTES  
WEDNESDAY – APRIL 15, 2015 - 7:00 P.M.  
CITY HALL – 547 N. CARNEY DR.**

**CALL TO ORDER:**

Chairman Jim Bier called the meeting to order at 7:11 p.m.

**ROLL CALL:**

**Present:** Chairman Jim Bier Member Bill Klieman  
Member Art Wimmer Member JoAnn Westrick  
Member Branden Hill

**Administration:** Planning/Zoning - D. J. Boulier

**Absent:** Ralph Gizowski, Christopher Robbins, Daniel Seibel

**Audience:** Dennis and Deborah Fullagar, Aaron Culloty

**APPROVAL OF AGENDA:**

Chairman Jim Bier entertained a motion to approve the agenda. Branden Hill made a motion to approve the agenda as presented. Supported by JoAnn Westrick.. All in favor, opposed none

**APPROVAL OF MINUTES:**

*Chairman Jim Bier entertained a motion to approve the minutes of October 15, 2014.. Bill Klieman made a motion to approve the minutes. Supported by Branden Hill. All in favor, opposed none*

**CORRESPONDENCE** None

**UNFINISHED BUSINESS:** None

**PUBLIC HEARING:** **Dennis Fullagar  
1751 St. Clair Highway  
St. Clair, MI  
74-07-120-0002-000**

*Branden Hill made a motion to open the public hearing portion of the meeting. Supported by Art Wimmer. All in favor, opposed none.*

D.J. Boulier – Dennis and Deborah Fullagar, 1751 St. Clair Highway, have submitted an application for a variance to Section 5.2, Schedule of Accessory Structure. The zoning is R-1A. They are asking for approval for two variances. They would like to add

## Zoning Board of Appeals

April 15, 2015

Page 2

a garage to the east side of their home. They are allowed 834 sq ft according to the ordinance. They would be allowed to build this in the rear yard except in their rear yard they have a septic field. They are connected to city water but not city sewer. He would like to build another storage area and attached it to the house. The hardship is they cannot use the rear yard for an accessory structure. They would require a variance on the size of 766 sq feet and a side yard variance of 6'6" due to length of structure.

Dennis Fullagar – 1751 St. Clair Highway – Thank you for looking at my application. We have a unique situation in that we have city water but we do not have city sewer. The cost is prohibitive because we would require a lift station. This greatly incapacitates my backyard as far as building an accessory structure. I have lawn equipment and a tractor that I maintain the private drive with during the winter. We also have a small camper that we would like to store in it as well.

Aaron Culloty – 1790 St. Clair Highway – I am a neighbor and was thinking of doing something similar so I was interested in the process. I have no objection to them building this addition. We are also on a septic field. It seems like a reasonable request to me.

Bill Klieman – Would you carry the rough sawn cedar through on the addition.

Dennis Fullagar – Yes

JoAnn Westrick – I do not have any questions.

Art Wimmer – Do you own all the property on that road or just the house you are in?

Dennis Fullagar – Just the house I am in

Art Wimmer – The houses on either side of you, are those seasonal houses?

Dennis Fullagar – The house to the south is a year round home. The house to the north is vacant. The house to the east is a year round home.

Art Wimmer – Where do you keep your tractor and camper now?

Dennis Fullagar – I maintain a property that is to the northwest of me and they allow me to store my equipment in her garage. She may be selling in the not too distant future and I will be without the use of that garage.

Branden Hill – I do not have any questions.

Jim Bier – I see no objections from your neighbors. The proximity to the adjacent neighbor's garage – there is still a lot of access there. When we do side yard setbacks that is one of the considerations we do have. Certainly the issue with the septic yard is a unique situation which assists us in making a legitimate variance in this case.

**Zoning Board of Appeals**

**April 15, 2015**

**Page 3**

*Jim Bier entertained a motion in regards to this variance request. Branden Hill made a motion for a variance to be granted for 1751 St. Clair Highway, property number 74-07-120-0002-000. The first variance would be for a 765 sq ft building size of an accessory structure and the second would be for a 6'6" setback variance. Supported by JoAnn Westrick. All in favor, none opposed.*

Jim Bier – yes

JoAnn Westrick – yes

Bill Klieman- yes

Art Wimmer – yes

Branden Hill – yes

Jim Bier – Motion Carries. You have six months to obtain your building permit and get your project under way. Thank you for your time and consideration tonight.

*Art Wimmer made a motion to adjourn the meeting. Supported by JoAnn Westrick. All in favor, opposed none.*

Meeting adjourned at 7:22 p.m.