

CITY OF ST. CLAIR  
ZONING BOARD OF APPEALS  
WEDNESDAY, MARCH 15, 2023  
ST. CLAIR CITY HALL  
547 N. CARNEY, ST. CLAIR

**CALL TO ORDER:** Chairman Jim Bier – 7:00 p.m.

**ROLL CALL:** Chairman: Jim Bier Vice Chair: Doug Glassford  
Secretary: Joann Westrick Member: Doug Vernier  
Member: Ralph Gizowski Member: Diane Ives  
Member: Burton Brooks

**ABSENT:** Joann Westrick, Doug Vernier and Ralph Gizowski

*Jim Bier made a motion to excuse Joann Westrick, Doug Vernier and Ralph Gizowski.*

**AUDIENCE:** Jason Borys, Tamela Broadbridge

**APPROVAL OF AGENDA:** *Diane Ives made a motion to approve the agenda as presented, supported by Burton Brooks. All in favor, none opposed.*

**APPROVAL OF MINUTES:** *Doug Glassford made a motion to approve the minutes as presented for January 18, 2023, supported by Burton Brooks. All in favor, none opposed.*

**CORRESPONDENCE:** Planning Commission will be holding a joint meeting on April 12, 2023. The joint meeting will be for Planning Commission, Zoning Board of Appeals and City Council members. Dave Scurto, our city planner, will be here to do a presentation on specific items of the zoning ordinance that they feel should be looked at or changed.

Jim Bier – Explained the process of the proceedings. Would the petitioner please approach the microphone and state you name and address.

**PUBLIC HEARING:** 219 Cox Road  
74-07-899-0003-000  
Section 4.5 – Schedule of District Regulations  
Side Yard Setback

*Doug Glassford made a motion to open the public hearing, supported by Burton Brooks.*

Dee Boulter – The applicant seeks a variance to install a four-foot-high privacy fence in the south side yard from the existing garage door to the rear yard. The reason for the variance is because it is a corner lot, a rear yard to a side yard, which requires a 25' setback. Based on the pictures and the drawings showing the placement of the fence the building department sees no line of site issues.

Jason Borys – 219 Cox Road. The reason for the request is to create a contained access to the rear yard from the side garage door along Woodland Estates drive and to allow for continuous traffic of children and pets without damaging all of my brand-new flooring in my dining room.

Jim Bier – It states privacy fence. You also have a chain link fence. Is that going to change?

Jason Borys – In this area there is no fence. It would be to match the proposed future privacy fence that I would want to put in to replace the existing fence around the yard. Currently a portion of my yard is contained by a chain-link fence. Plan is to replace all of the chain-link fence with a privacy fence.

Jim Bier – Does anyone have any questions for Jason before he sits down?

Dee Boulter – In the future, are you planning on putting the privacy fence in line with where the chain-link is now?

Jason Borys – Yes but I plan to possibly go a little further back towards Tammy Broadbridge's property.

Jim Bier – If there is nobody else, I would entertain a motion to close the public hearing.

*Burton Brooks made a motion to close the public hearing, supported by Diane Ives. All in favor none opposed.*

**Finding of Fact:**

Burton Brooks – Based on the recommendation of our Building Official, I would be in support of this request.

Diane Ives – I have had dogs coming in through rooms with new flooring and I can see that there is a need and that you aren't asking for something to ridiculously high so I am in support of this request.

Doug Glassford – Agree. With everything going on in the neighborhood I think it is fine.

Jim Bier – I visited the site my only concern was the obstruction of site at the corner lot location. I see absolutely no conflict so I would support this.

*Doug Glassford made a motion to approve the request for 219 Cox Road, 74-07-899-0003-000, that we vote on the request to grant a variance of Section 4.5 – Side Yard Setback of 12'-6" to accommodate a 4' tall privacy fence. Supported by Diane Ives.*

Roll Call

*Jim Bier – Yes*

*Doug Glassford – Yes*

*Diane Ives – Yes*

*Burton Brooks – Yes*

Jim Bier – Motion carries, you have 6 months to get started. Thank you everyone for coming. Thank you for your input. If there is nothing else, I would entertain a motion to adjourn.

*Diane Ives made a motion to adjourn, supported by Doug Glassford. All in favor, none opposed.*

Meeting adjourned at 7:15 p.m.