

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
SEPTEMBER 28, 2015**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, September 28, 2015 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. Paul Parsch, Mr. Nate Scramlin, Mr. Bernard Jocuns, Ms. Linda Ambrose and Mr. A. Wayne Bennett.

Members Absent: None.

Also Present: Ms. Linda Jackman, Planning Director.

Chairman Black called the meeting to order at 7:00 p.m.

MINUTES

It was moved by Ms. Ambrose and supported by Mr. Bennett to approve the minutes of the meeting held on August 24, 2015 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING SCHEDULED

Gestamp Automation, LLC – 100 E. Fair St. – Fence Material Variance

Ms. Jackman reviewed the request from Gestamp Automation, LLC for a variance to the fence material requirements of Section 7.15.03(b)(4)(a) in order to allow the erection of a 20 foot section and a 40 foot section of 8 ft. tall steel post metal panel fencing at their facility located at 100 E. Fair Street. Ms. Jackman reviewed the site location which is zoned I-1 Industrial, the permitted fence materials and stated no height variance is being requested and the proposed materials are the same as the existing metal panel fence which received a variance approval in September 2014.

Ms. Jackman stated the proposed fencing is considered a non-required fence, however, if the site were developed under the current zoning ordinance the outdoor storage would require screening. Ms. Jackman reviewed an aerial photo of the subject site and surrounding area and reviewed the location of the existing metal panel fence, the locations of the new fencing being proposed and the standards to be met in order to grant the variance.

Discussion was held regarding the fact no comments were received from neighboring property owners, the height variance included in the previously approved request and the existing wood/chain-link fence along the west property line to be removed and replaced.

Chairman Black opened the public hearing at 7:08 p.m. There being no comments, the public hearing was closed.

Discussion was held regarding the 8 ft. height of the proposed fencing, additional fencing at various locations on the site, the fact the proposed fencing would separate the industrial use from the adjacent residential area, existing trees along the west property line and the opinion the metal fencing takes away from the residential character of the existing fence on the west property line. Discussion was also held whether vinyl fence materials could be used, the applicant's intent to improve the site's appearance and create a cohesive look for the building and the distance between the building and the proposed 40 foot section of fencing on the west property line.

After discussion, it was moved by Mr. Parsch and supported by Ms. Ambrose to approve the request from Gestamp Automation, LLC for a variance to the fence material requirements of Section 7.15.03(b)(4)(a) in order to erect a 20 foot section of metal panel fencing between the existing 12 ft. high section of fencing and the building and to erect a 40 foot section of metal panel fencing to replace an existing fence along the west property line due to the industrial nature of the operation and the fence materials being a continuation of the earlier granted fence material variance. **MOTION CARRIED.**

OTHER BUSINESS

Election of Vice Chairman

It was moved by Mr. Parsch and supported by Mr. Bennett to nominate Nate Scramlin as Vice Chairman of the Zoning Board of Appeals. Mr. Scramlin declined the nomination.

It was moved by Mr. Bennett and supported by Mr. Parsch to nominate and elect Mr. Bernard Jocuns as Vice Chairman of the Zoning Board of Appeals. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was consensus of the board to adjourn the meeting at 7:26 p.m. **MOTION CARRIED.**

Mr. Joe Black
Chairman