

**CITY OF MASON  
ZONING BOARD OF APPEALS MEETING  
MINUTES OF AUGUST 12, 2015**

Crips called the meeting to order at 5:30 p.m. in the second floor training room at 201 W. Ash Street, Mason, Michigan.

Board Member(s) Present: Ackerson, Crips, Maddix, McCormick, Sabbadin, Schaffer, Spenny (alternate)

Board Member(s) Absent: Curtis

Also present: David Haywood, Zoning and Development Director

**APPROVAL OF MINUTES**

The minutes of the June 10, 2015 were approved as presented.

**PEOPLE FROM THE FLOOR**

None.

**REGULAR BUSINESS**

**Variance – 131 E. Maple St.**

Crips opened the public hearing at 5:33pm.

Crips invited comments from the applicant and asked to present information relative to the request.

Jackie Hoist of H2A Architects introduced herself to the Board and gave a brief overview of the proposed building addition. Together and with the Board, the following issues were identified and discussed:

- The proposed improvements will make the building more useable and accessible to persons with disabilities
- The building addition will include an elevator
- The interior access is currently not at grade level
- Two past additions to the building, 1901 and 1960, neither ADA accessible
- No area of the building would accommodate the addition without encroaching the required setback
- The proposal has been approved by the Historic District and Planning Commissions
- The current temporary ramp is not ADA compliant and is deteriorating
- The church is being proactive on this issue
- The secondary access at the rear of the church is not ADA compliant
- The exterior ramp will be replaced by the interior elevator
- The existing stone façade will be reused in the addition
- The addition will move the front wall forward 25 feet

Being there were no other questions for the applicant or public in attendance to provide additional comments the public hearing was closed at 5:40 p.m.

MOTION by Sabbadin, second by Ackerson,  
to introduce the resolution and consider it read.  
MOTION APPROVED UNANIMOUSLY

**CITY OF MASON  
ZONING BOARD OF APPEALS RESOLUTION NO. 2015-03**

**A RESOLUTION APPROVING A 1.2 FOOT SIDE YARD SETBACK VARIANCE AND A 17 PERCENT LOT COVERAGE VARIANCE TO ALLOW THE CONSTRUCTION OF 600 SQUARE FOOT BUILDING ADDITION ON PROPERTY LOCATED AT 131 EAST MAPLE STREET**

**August 12, 2015**

**WHEREAS**, a request has been received from the First Presbyterian Church for a variance of 1.2 feet from the side yard setback requirement and a variance 17 percent from the lot coverage requirement for permission to construct a 600 square foot building addition on property located at 131 East Maple Street; and

**WHEREAS**, the subject property is located in the O-1: Office zoning district; and

**WHEREAS**, the variance request complies with the conditions of approval in Sections 94-329 and 94-365 of the Mason Code; and

**WHEREAS**, a public hearing on the request was noticed and held at the Zoning Board of Appeal's regular meeting of August 12, 2015, with testimony given and public comment solicited in accordance with Section 94-101 of the Mason Code.

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Zoning Board of Appeals does hereby approve the request for variance to allow the construction of a 600 square foot addition based on the plans received by the Zoning & Development Department on June 22, 2015.

The Board discussed the issue briefly. Board members made the following comments:

- The placement of the Ingham Hilliard Building to the west is immune from local zoning regulations
- The subject site is located in the O-1 (Office) zoning district, which requires a different setback than the C-1 (Central Business) zoning district, which requires no setbacks
- The improvement will be a benefit to the community as a whole
- The applicant is being proactive to address barrier-free improvements

Spenny announced that he is a board member of the Presbyterian Church and asked permission to proceed with voting. The Board asked if he had a financial interest or benefit from a decision made today. Spenny answered no. The Board approved his participation in voting.

**VARIANCE GRANTED**

**ZBA Training**

Haywood provided an overview of the Zoning Board of Appeals Handbook published by the Michigan Municipal League. Topics covered included preparing for and conducting a public

meeting, visiting sites, rules for speakers, rules for ZBA members, keeping minutes, motions, and findings of fact.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

None.

**ADMINISTRATOR'S REPORT**

Haywood gave a brief report of Zoning and Development business.

**ADJOURNMENT**

By consensus, the meeting adjourned at 6:50 p.m.

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Deborah J. Cwierniewicz, City Clerk