

City of Escanaba  
ZONING BOARD OF APPEALS - OFFICIAL PROCEEDINGS  
January 3, 2023

**MEETING CALLED TO ORDER**

A meeting of the Escanaba Zoning Board of Appeals was held on Tuesday, January 3, 2023, at 6:00pm in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**ROLL CALL**

Name	Present	Absent	Name	Present	Absent
Chair Mark Hannemann	X		Member Don Curran	X	
Vice-Chair John Liss	X		Member Brian Thorsen	X	
Member Christopher Renner	X		Member Richard Clark	X	

With 6 in attendance, a quorum of the Zoning Board of Appeals was present.

**ALSO PRESENT**

City Administration/Liaisons	Others
Tyler Anthony, Planning & Zoning Administrator	
Heather Calouette, Administrative Assistant	
Ronald Beauchamp, City Council Liaison	

No other unnamed individuals were present.

**MINUTES**

A motion was made by Curran, seconded by Liss, to approve the October 4, 2022 minutes as submitted. **MOTION PASSED** unanimously.

**AGENDA**

A motion was made by Liss, seconded by Thorsen, to approve the agenda as submitted. **MOTION PASSED** unanimously.

**CONFLICT OF INTEREST DECLARATIONS** - None

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**1. Adoption of 2023 Meeting Schedule**

Curran made a motion, seconded by Clark, to accept the 2023 meeting dates as presented, meeting quarterly on January 3, April 4, July 11, and October 3. A roll call vote was taken, and the **MOTION PASSED** unanimously.

**NEW BUSINESS**

**1. Training**

Anthony presented training materials on a case study regarding nonconforming buildings titled: "Can the Addition be Built?" The training was presented as to fulfill a portion of the 4-hour annual training requirements. Topics included building setbacks, nonconformity, encroachments, required standard of review, and burden of proof. Discussion followed regarding why a property owner would not be able to increase the nonconformity, and whether the example constituted an increase at all. Board members questioned that if they can't authorize a nonconformity, then why does the Zoning Board of Appeals exist. Clark noted that visiting the site may be beneficial to verify neighboring properties setbacks. Hannemann stated that, after reviewing the case study, the variance should be denied because a landowner can't increase the nonconformity simply out of want. Hannemann also indicated that the applicant always has an option to appeal any Board decision to circuit court, stressing that the Board must maintain a high standard in any decision and its execution. A variance doesn't necessarily set a prescient for future cases. Discussion followed regarding updating the zoning ordinance as an alternative option rather than issuing a variance.


**GENERAL PUBLIC COMMENT** - None

**COMMISSION/STAFF COMMENTS** – Hannemann noted the ZBA has one additional vacant seat, asking all present to encourage anybody which may hold promise as a Board member to apply for the seat.

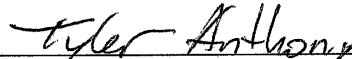
**ADJOURNMENT**

**A motion was made by Clark, seconded by Hannemann, to adjourn the meeting.  
MOTION PASSED unanimously.**

The meeting adjourned at 6:47 pm.



Mark Hannemann, Chair  
Escanaba Zoning Board of Appeals



Tyler Anthony, Planning and Zoning Administrator  
City of Escanaba

Minutes approved at the March 7, 2023 meeting. *A*