

Call to Order at 5:03pm

Roll Call. All members joining from New Buffalo, MI, Berrien County: Chair Tom Smith; Arlene Pokuta, Mark Joseph, Mark Gabryszewski, Richard Cooper, Wayne Borg.

Approval of Agenda. Motion by Smith, seconded by Borg to approve the agenda:

Roll Call Vote:

AYES: Gabryszewski, Pokuta, Borg, Cooper, Joseph, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

Members Richard Cooper and Wayne Borg sworn in for a 3-year term, respectively.

Approval of Previous Minutes- February 18, 2021. Motion by Smith, seconded by Joseph to approve the previous minutes from February 18, 2021:

Roll Call Vote:

AYES: Pokuta, Joseph, Gabryszewski, Cooper, Borg, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

Public Comment: None

Public Hearing

121 N. Smith Street

Motion by Smith, seconded by Cooper to **open** public hearing for 121 N. Smith Street:

Roll Call Vote:

AYES: Joseph, Cooper, Borg, Pokuta, Gabryszewski, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

Ted Hanson joined the meeting.

Public Comment for Public Hearing:

Clerk read letter from 125 N. Smith St. recommending Board to deny the request. Letter not signed.

Clerk read letter from 115 N. Smith St. recommending Board to deny the request. Letter signed by Bernard and Sandra Higgins.

Motion by Smith, seconded by Pokuta to **close** the public hearing for 121 N. Smith Street:

Roll Call Vote:

AYES: Cooper, Gabryszewski, Pokuta, Borg, Joseph, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

New Business**Variance Request 121 N. Smith Street:**

- **Allow a 5 feet set back from primary building, Zoning requires 10 feet set back from primary structure.**
- **Allow a maximum height of accessory building to be 22' 11 1/2", Zoning requires maximum accessory building height of 20' feet.**
- **Allow a zero (0) Side set back from side yard to accessory building, Zoning requires a minimum side set back of 2 feet from side yard to accessory building**

Rory Shanahan spoke and stated the request for a zero (0) set back from the side yard to the accessory building was inaccurate. The Building Official verified the 2' set back meets the Zoning requirements.

Chair Smith stated a vote on the zero (0) set back request is not required.

Motion by Joseph, seconded by Smith to deny the height variance request and stay within the Zoning 20' height requirement but approve the requested variance for the 5' between the existing structure and the new proposed structure:

Roll Call Vote:

Roll Call Vote:

AYES: Borg, Pokuta, Joseph, Cooper, Gabryszewski, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

Board Members Comments: None

Adjournment

Motion by Smith to adjourn, seconded by Pokuta at 5:37 pm to adjourn the meeting:

Roll Call Vote:

AYES: Cooper, Gabryszewski, Pokuta, Joseph, Borg, Smith

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 6-0.

Adjournment at 5:37pm.

ng.

Tom Smith, Chair

Ann M. Fidler, City Clerk