

**Meeting of the Zoning Board of Appeals  
City of Tuscola**

**Date:** September 1, 2011

**Agenda:** Consider an application for variance by Linda Anderson to allow the construction of accessory structures prior to the construction of the primary residence at 952 East County Road 1150 North, which is zoned T, Transitional.

**Minutes:** The meeting was reconvened by Chairman Duncan MacGibbon at 7:30 PM. It was noted that the meeting originally scheduled for August 25, 2011 had been adjourned due to lack of a quorum, and continued to this date and time. Roll call was taken.

Five members were present. MacGibbon declared a quorum.

MacGibbon read the request by Linda Anderson and noted that it was accompanied by a site plan, that adjacent property owners had been notified, and that notice of the meeting had been published. Linda Anderson explained that she hoped to build one or two of the accessory structures planned for the property prior to the construction of the primary residence. The purpose of the accessory structures would be to house materials and equipment to be used during construction. She noted her concern with both the security of materials and the cleanliness of the site during construction without an accessory structure in which to store equipment and materials. It was noted that 156.107 (D) provided for the construction of accessory structures for the storage of tools and construction materials prior to the principal buildings, provided the main building is finished “within a reasonable length of time.” There was discussion and questions by the members concerning the amount of time that would be considered reasonable. There was discussion concerning the possible repercussions to the property owner if she failed to finish the main building within a time period allowed by the requested variance. Reynolds made a motion, seconded by MacGibbon, to grant a variance to allow the construction of accessory structure(s) on the property, conditioned upon the issuance of a building permit (which is valid for an additional 365 days) for the primary residence on the property within three (3) years of today’s date. Roll call was taken, as follows:

<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Yea</b>	<b>Nay</b>
<b>Terry Poindexter</b>	<b>X</b>		<b>X</b>	
<b>Randy Hastings</b>	<b>X</b>		<b>X</b>	
<b>Alan Hettinger</b>		<b>X</b>		
<b>Steve Hilgendorf</b>	<b>X</b>		<b>X</b>	
<b>Jeff Blackburn</b>		<b>X</b>		
<b>Duncan MacGibbon</b>	<b>X</b>		<b>X</b>	
<b>Jerry Reynolds</b>	<b>X</b>		<b>X</b>	

The meeting was adjourned at 7:56 PM

Submitted by: Jerry Reynolds  
Secretary