

**CITY OF ST. CLAIR
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 18, 2025
ST. CLAIR CITY HALL
547 N. CARNEY, ST. CLAIR**

CALL TO ORDER: Acting Chairman Doug Glassford called the meeting to order at 7:00 pm

ROLL CALL: Chairman: Jim Bier Vice Chair: Doug Glassford
Secretary: JoAnn Westrick Member: Doug Vernier
Member: Diane Ives Member: Burton Brooks
Member: Jordan Kurtz

ABSENT: Jim Bier

Doug Glassford excuse Jim Bier

AUDIENCE: Nancy Beaudua, Tamara Faucher, Thomas Biscarner, Diane Schwehofer, David Wedyke,
Don and Kris Bruning, Thomas Lutkenhoff

APPROVAL OF AGENDA: *Burt Brooks made a motion to approve the agenda as presented, supported by Diane Ives. All in favor, none opposed.*

APPROVAL OF MINUTES: *Doug Glassford Entertained motion Burton Brooks made a motion to approve the minutes from April 16, 2025 as presented, supported by Diane Ives. All in favor, none opposed.*

CORRESPONDENCE: Douglas Glassford asked if everyone looked at them

PUBLIC HEARING: 200 North Carney
74-07-053-0026-001
Section 4.5A-Schedule of District Regulations
Room Square Footage

714 Jay Street
74-07-049-0244-000
Section 4.5 and Section 5.5 – Schedule of District Regulations
Proposing a 6' high fence

Doug Glassford – Entertain a motion to open the public hearing. Rob Drewek was supposed to be there tonight was not in attendance. What we are asking for is the Variances on some room sizes. There are three that need a Variance. We will open up if any one would like to say anything on these variances on the room's square footage. Please go the podium state your name and give us information you might have.

Don Bruning – 1430 Adams is this in regards to the existing building the Variance.

Doug Glassford – The Variances are for the individual rooms inside the building.

Don Bruning – The original Gearing Elementary Can I go beyond that

Doug Glassford- The only thing we can discuss is the room sizes.

Doug Glassford- They are asking for Variance on three rooms that will be end up being a little bit undersize and then the other portion is that we can say is probably not going to be voting on it tonight Just because there maybe some changes with the foot print inside the building.

Doug Glassford – At that point in time going to close this public portion of the meeting

Doug Vernier- I make a motion to table since the gentlemen is not here and JoAnn Westrick second the motion.

Doug Glassford- Table this for a later date when we can get factual information motion is tabled till we get more information that is updated.

Doug Glassford- At this point in time we going to open up the public hearing for the fence at 714 Jay Street is there anyone here that would like to speak on behalf the Variance of the fence.

Dave Wedyke – 714 Jay Street we want to move the fence 20 feet toward 8th street ours is one of the oldest in St Clair about 40 feet from the right away and to move the fence now it would be like in the middle of the house. We would like to put it at the end of the house it will not obstruct anybody's view because the house is already there. The neighbors drive way you have pictures of that they will be able to see clearly getting out of their drive way there will be no issues with that.

JoAnn Westrick – I just need a better understanding of the hardship cause by us not allowing the variance.

Dave Wedyke – I think the hardship is we would not do it. It would be in the middle of the house. If you look at the picture the box there is the house and it would literally be right in the middle of the house. Right in the middle of the yard basically.

Doug Glassford – One of the things we are pretty much required by law to do is a thing called facts and finding for public record.

Finding of Fact:

Doug Vernier – I also did a drive by and the house is very nice by the way. I see where you would have a problem putting the fence per the regulations. I don't see any problem at all starting at the end of the house doesn't look like it would disturb any of the neighbors. Will give you a little privacy.

Doug Glassford - We do have the letters from the neighbors and they are part of our packets. It's always a nice thing to see.

Diane Ives – I have a question will the fence go around the road then does it go to connect with the privacy on the other side of the house. Will it go across the back as well.

Dave Wedyke – The fence will go from the edge of the house to the back of the property all along the back and then in the part that kicks out it will basically close the whole back yard.

Diane Ives – There is a satellite dish, Will the dish be inside the fence or out side the fence. There is a row of trees and shrubs and then a satellite dish. On the neighbor’s side of the row is a fence. Will you be connecting to that fence, the chain link. Are the trees and bushes the neighbors or yours?

Diane Schwehofer – I don’t have a dish in my yard.

JoAnn Westrick- I was able to view the site as well. The placement of the house on the lot and the lot size. I understand why you would want to go to the edge. It is somewhat of a hardship but typically we are looking for something that is detriment to something other than larger space. I understand why you would want it there.

Burton Brooks – I also drive by and was unaware that street was a dirt road. Based on the set back from old plot maps. I understand having a fence in the middle of the house and in the back yard would be silly. So, with that I don’t have any problems.

Jordan Kurtz – I feel that with corner lots there is a disadvantage with privacy so I think the fence would look good there I don’t see that it would negatively impact anyone. We are all entitled to some privacy at one point so I am good with it.

Diane Ives – I would like to say one more thing. I drove around several blocks on your streets and streets parrel there is quite a bit of precedent of fences doing just that.

Doug Glassford – Over the sixteen years I have been here it been one of those things that corner lots none conforming size lots have always created these problems. Our Major concerns have been the line of site view to the intersection at this point of view it would not create a line of site problem the set back is a twenty foot or a variance of twenty feet and it would be consistent with what is going on in the neighborhood.

Jordan Kurtz made a motion to have a vote on the variance at 714 Jay Street 74-07-049-0244-000 for a twenty-foot set back and Burton Brooks second the motion all in favor and none opposed.

Roll Call:

Doug Glassford-Yes

JoAnn Westrick- Yes

Burton Brooks – Yes

Doug Vernier- Yes

Diane Ives- Yes

Jordan Kurtz-Yes

Doug Glassford – Your motion has been granted you have six months to get started.

Doug Vernier made a motion to close the meeting and Burton Brooks second the motion.

Meeting adjourned at 7:16 pm