

**APPROVED MINUTES
WATER RESOURCES & ADVISORY BOARD**

A meeting of the Water Resources & Advisory Board held on **Tuesday, October 3, 2023** at **7:00 p.m.** in the Geer Conference Room at City Hall, 27600 Jefferson Circle Drive, St. Clair Shores, Michigan.

PRESENT

Chairman: Joe Claycomb

Commissioners: Warren Danford Jr.
Robert Krompatic
Michael Monaghan
Theresa Paulus

ABSENT

Alex Lince, excused
Robert Michielutti, Jr., excused

ALSO PRESENT

Jim Osterhout, Building Official
Veronica Black, Recording Secretary
Nicholas Mazurek and Jeff Schoeninger, Anchor Marine Construction
Sue-Ellen and Jim Jurcak, 30202 Jefferson
TS Calabrete, 46424 Candlebeary Dr, Chesterfield
Russell Mosure, 30230 Jefferson
Dave Oselett, 22506 Maple

1. CALL TO ORDER

Claycomb called the meeting to order at 7:00 p.m.

2. ROLL CALL

Krompatic made a motion, supported by Monaghan to **table** the approval of the roll call until the end of the meeting.

AYES: All

NAYS: None

ABSENT: Lince and Michielutti, excused

MOTION: Passed

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by those in attendance.

4. APPROVAL OF SEPTEMBER 12, 2023 MEETING MINUTES

Monaghan made a motion, supported by Paulus to approve the September 12, 2023 meeting minutes as presented.

AYES: All

NAYS: None

ABSENT: Lince and Michielutti, excused

MOTION: Passed

5. Lake Case #27-2023 – Anchor Marine Construction on behalf of Sue Ellen Jurcak – 30202 Jefferson - Install silhouette boat hoist including 4 steel pilings.

Nicholas Mazurek and Jeff Schoeninger, Anchor Marine, present.

Building Official Osterhout explained that there are two Board members absent at tonight's meeting. The petitioner has the right to be heard before a full Board, and can request to be tabled if they wish. Mazurek said he trusts the judgement of the Board members present tonight and wishes to proceed. Osterhout stated that, if denied, the process for appeal would be to City Council.

Chairman Claycomb was able to visit the site and took photos. Mazurek presented his own photos to the Board showcasing the before state of the dock and overhead hoist as well as the repairs he performed on the dock. The structure was existing non-conforming, as it sat closer than 10' to the neighboring lot to the south, 30134 Jefferson.

Mazurek performed work on the dock already, including removing and replacing wood and reinforcing the structure with steel. Following the existing blue print of the structure, Mazurek widened the catwalk to the south from 1' to 3' wide, a decision which made the area more structurally sound and walkable.

Mazurek confirmed that the requested pilings will be for a hoist.

A discussion occurred about the setbacks to the neighboring property lines. The lot of 30202 Jefferson is narrow; approximately 50' wide. Before its removal, the dock and overhead hoist were existing non-conforming. Building Official Osterhout described what that means; the structure may be maintained but full replacement will need to follow today's codes.

Osterhout had a discussion with the City Attorney prior to the meeting. The City Attorney advised that the Board can make the determination on if this request is maintenance or enlargement of a legal non-conforming.

Discussion occurred on ways to reduce the encroachment into the south setback requirement, such as moving the hoist to the other side of the dock or reducing the size of the catwalk. Mazurek explained that moving the hoist to the north side of the dock would be difficult and would encroach into the north property setback. Reducing the size of the catwalk on the south side and moving it inward would be a possible solution.

Russell Mosure, 30230 Jefferson, spoke in support of the request and said it's an improvement to what was previously there. The neighbor directly to the south, Robert Rosales and Olivia So, 30134 Jefferson couldn't be here but did submit a letter to the Board for their consideration. Rosales and So requested that the Board uphold the City's ordinance with respect to the lakefront

setback requirement. The neighbor directly to the north, Kelly O'Grady Zatkoff, 30208 Jefferson is not in attendance but did come to City Hall to question the request and did not issue a statement.

Krompatic made a motion, supported by Monaghan to approve Lake Case #27-2023 – Anchor Marine Construction on behalf of Sue Ellen Jurcak – 30202 Jefferson - Install silhouette boat hoist including 4 steel pilings. Approved with the stipulation that all construction of the catwalk added to take the structure out of a legal-non-conforming status be returned to the size it was previously, or all construction must meet current ordinances.

AYES: Krompatic, Monaghan, Danford, Claycomb

NAYS: Paulus

ABSENT: Lince and Michielutti, excused

MOTION: Passed

6. ANY OTHER BUSINESS BEFORE THE BOARD. – None

7. AUDIENCE PARTICIPATION. – None.

8. ROLL CALL – *tabled at the beginning of the meeting*

Krompatic made a motion, supported by Danford to excuse Lince and Michielutti from the October 3, 2023 meeting.

AYES: All

NAYS: None

ABSENT: Lince and Michielutti, excused

MOTION: Passed

9. ADJOURNMENT

Monaghan made a motion, supported by Krompatic, to adjourn the meeting at 7:35.

AYES: All

NAYES: None

ABSENT: Lince and Michielutti, excused

MOTION: Passed

THE PRECEDING MINUTES ARE A SYNOPSIS OF A WATER RESOURCES & ADVISORY BOARD MEETING AND DO NOT REPRESENT A VERBATIM RECORD.]