

**MECHANICAL EQUIPMENT ARBITRATION COMMITTEE MEETING HELD IN THE COMMUNITY
DEVELOPMENT CONFERENCE ROOM, ON MONDAY,
OCTOBER 11, 2021 AT 8:30 A.M.**

PRESENT:

Kelly Smith
Shantelle Hubbard, Recording Secretary

ABSENT:

Mike Liess, Excused

ALSO, PRESENT

Rayes called the meeting to order at 8: 33 am.

CASE NO. PMBA2127: REQUEST A VARIANCE TO PLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 23253 N. ROSEDALE CT. **(Ordinance #22.406, Sec. 29-6)**

Sharon Pine, 23253 N. Rosedale Ct., she brought in some measurements. If it can go on the side that will be great if not then she can put it in the back.

She does have a letter from the neighbor stating that they have no objections. Smith stated there is a sheet that we have them fill out that she is suppose to be signed. If it does have to be replaced, they are aware of it. She is not getting the generator installed until February. She was wondering if she needs to replace the gas meter before that. They told her that she was going to need a new gas meter. She has DTE for gas. Smith said that she has plenty of room. There is 8' from the property line and hidden. It will be towards the yard.

Audience Participation: None

Correspondence: Letter from the neighbor in favor of the placement

Rayes made a motion, supported by Smith, to approve the request for a variance to place a generator on the side of the house.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: LIESS

MOTION CARRIED

CASE NO. PMBA2128: REQUEST A VARIANCE TO PLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 22615 DORION. **(Ordinance #22.406, Sec. 29-6)**

James and Gayle Jones, 22615 Dorion, they want to install a generator on the east side of the house. The pool and the sunroom are in the back they would have to dig 50 feet of concrete to place it in the back.

Rayes said that there is only 4 feet. She said that it is two feet from the house. They are installing a Generac. They only need 18" to the house. They have a new gas meter. It won't be under the car port next door.

Audience Participation: None

Correspondence: None

Smith stated it should be 36" from the property line to the generator and 18' to the house. He said that there is four feet from the house to the property line and they are over by 6". The contractor has to go by the specifications of the generator. They will have to put it somewhere else. The petitioner stated that the other side of the house is all cement.

Smith said that neighbors come and go and they may be still there. If they were to get new neighbors and the generator needs service the new neighbors may not like them on their property.

Rayes stated that they don't usually approve when there is not enough room. Petitioner stated that they have a three-season room. She said that in the back is all door walls going to the pool. There are three doors on the back and one on the side. Everything is concrete. The pool is heated that is why they needed a bigger gas meter. Smith stated that they still have to get the power lines to the back of the house.

Rayes made a motion, supported by Smith, to table the request for a variance to place a generator on the side of the house until they have a different place to put the generator.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: LIESS

MOTION CARRIED

CASE NO. PMBA2129: REQUEST A VARIANCE TO PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 21419 PARKWAY. (**Ordinance #22.406, Sec. 29-6**)

Keith and Michelle Murray, 21419 Parkway, Keith stated that they are getting a new air conditioner and furnace. The unit is in the back of the house right by the door wall. He would like to put it on the side because they would like to put a deck or a porch on the back. The current air conditioner is currently in the back. Since they are getting a whole new system, they would like to move it now instead of moving it twice.

Audience Participation: None

Correspondence: None

Rayes stated that it is behind the neighbor's house but not behind their house because of the bump out. It will be beyond his house. The fence line is even with the back of the neighbor's house.

Rayes made a motion, supported by Smith, to approve the request for a variance to place an air conditioner on the side of the house.

AYES: RAYES, SMITH

ABSENT: LIESS

MOTION CARRIED

CASE NO. PMBA2118R: REQUEST TO PLACE THE AIR CONDITIONER ON THE SIDE OF THE HOUSE AND RECONSIDER THE STIPULATION OF TWO SIX FOOT FOUR FOOT PRIVACY FENCE PANELS ONE ON THE FRONT AND THE OTHER ON THE SIDE WITH GOOD SIDE FACING OUT AT 21770 CHALON. (*Ordinance #22.406, Sec. 29-6*)

David Nelson, 21770 Chalon, he was in front of this board about a month and a half. They had an agreement with the neighbor to put up a couple of 6' fence panels to block the sound from the air conditioning unit. There were looking at several companies for the cost. They were having an issue with contractors that they considered this to be too small. In the process trying to find a company to do it the neighbor passed away. Shortly after she passed away, they received a final notice from the city about the fence not being put up.

The neighbor's daughter is there now. He told her that we are having a hard time trying to get someone to put up 6' fence around it. There is a do-it-yourself 4' kind of panels that can be put up to block the view of the air conditioner. She said that would be fine. They received a signed letter from her. They would like a four-foot fence. The neighbor is good with it. This is something that they can do themselves.

Audience Participation: None

Correspondence: Letter from the neighbor stating that she does not object to a 4' fence around it.

Rayes made sure that they are still going to screen it with a 4' privacy fencing. The petitioner agreed. This will suppress the sound and block the view of the street.

Petitioner asked about the permits if a mechanical permit will be needed and Smith stated that he does not remember what the codes says on that. Supreme Heating & Cooling was the ones that moved it.

Smith made a motion, supported by Rayes, to approve the request

AYES: SMITH, RAYES

NAYES: NONE

ABSENT: LIESS

MOTION CARRIED

CASE NO. PMBA2130: REQUEST TO REPLACE THE AIR CONDITIONER IN THE FRONT OF THE HOUSE AT 22470 ARDMORE PARK. (*Ordinance #22.406, Sec. 29-6*)

Marian Wendell, 22470 Ardmore Park, stated that air conditioner has already been put in the front of the house. She said that they did not ask for a variance. And she did not know that one was needed. Before it was behind a bush. Flame knows that they need permission. She can see it from the front of the window. This is the new one. The other one was in the front behind the bush. She told them that she wants it in the front because there is already one there. They told her that they could not put it the same spot because there was not enough of room. The bush had grown. She had an air conditioner and a furnace installed.

She does not know why they cannot put it in the back. The furnace is in front of the house. Smith stated that years ago it was different with the refrigerants it is not that way anymore. She did call them and mentioned the variance. If it is their fault, they have to pay for it but if it is not, she will have to pay for it.

Audience Participation: None

Correspondence: None

Rayes stated that they did not pull a permit. Smith stated that they will table it until they get in touch of Flame Furnace. As of right now Flame has not been in contact with her.

Rayes made a motion, supported by Smith, to table the request for a variance to place an air conditioner in the front of the house.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: LIESS

MOTION CARRIED

CASE NO. PMBA2131: REQUEST TO PLACE A GENERATOR ON THE SIDE OF THE GARAGE AT 30030 JEFFERSON. (*Ordinance #22.406, Sec. 29-6*)

Matt Foley, 30030 Jefferson, he stated they are going to get a whole house generator and they want to place it on the side of the yard next to the garage behind the fence.

Audience Participation: None

Correspondence: None

Rayes asked about the neighbor. The petitioner stated that house has been sold so they do not know the neighbors yet, they just moved in. Rayes stated that the windows of the house are pretty close to the generator. At the neighbor they said that there is a man door that goes down to the basement, a bathroom and the kitchen.

The petitioner stated that there is 11 feet from the proposed generator to the fence and 10 feet from the fence to their house. Is the gate ever used to put a vehicle in. The petitioner stated no they won't put a vehicle in the back yard. The generator will be behind the fence.

Smith stated that they have to have 18" from the house to the generator and the only thing that he would stipulation that they would have a post even though they don't bring a vehicle but they might and they may hit the generator. The current post would suffice on the one side. The petitioner stated that there is a shed and a bump out of the house. They have to limit the power of exercise of their generator so it is not irritating their neighbor. It should be set for during the day.

Rayes made a motion, supported by Smith, to approve the request for a variance to place a generator on the side of the garage that upon inspection they may need a bollard to block the generator.

**AYES: RAYES, SMITH
NAYES: NONE
ABSENT: LIESS
MOTION CARRIED**

Rayes made a motion, supported by Smith, to excuse Liess from today's meeting.

**AYES: RAYES, SMITH
NAYES: NONE
ABSENT: LIESS
MOTION: CARRIED**

APPROVAL OF MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF SEPTEMBER 27, 2021

Rayes made a motion, supported by Smith, to approve the Mechanical Equipment Arbitration meeting minutes of September 27, 2021.

**AYES: RAYES, SMITH
NAYES: NONE
ABSENT: LIESS**

MOTION CARRIED

ADJOURNMENT

Rayes made a motion, supported by Smith, to adjourn the meeting at 9:11 a.m.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: LIESS

MOTION CARRIED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A MECHANICAL EQUIPMENT ARBITRATION MEETING AND DO NOT REPRESENT A VERBATIM RECORD]

DRAFT