

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Special Meeting**

A special meeting of the Charter Township of Zoning Board of Appeals was held on November 4, 2015 at 7:00 p.m. at Union Township Hall.

**Meeting was called to order at 7:00 p.m.**

**Roll Call**

Present: Gross, Hauck, Hunter, McCracken, Warner, and Woerle

Excused: Darin

**Others Present**

Peter Gallinat & Jennifer Loveberry

**Approval of Minutes**

**Hauck** moved **McCracken** supported the approval of the September 2, 2015 minutes with corrections. Ayes: all. Motion carried.

**Correspondence**

none

**Approval of Agenda**

**McCracken** moved **Hunter** supported to approve the agenda as presented. **Ayes: all. Motion carried.**

**Public Comment: Restricted to (3) minutes regarding issues not on this Agenda**

None

**Existing Business**

- A. VAR 2015-06: Request McGuirk Mini Storage, Inc., location: 2420 E. Broomfield Rd.: a variance of 60 feet in the side yard setback in a B-4 zone.

Norman Woerle, Planning Commission Representative for the Zoning Board of Appeals, requested to excuse himself from this vote due to the fact that this was brought in front of the Planning Commission and he has already participated in a vote. He further read the section to the board from the The Michigan Legislature Enabling Act 125.3601 section 13 supporting his reasoning.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Mr. H. Kirby Albright, Fraser Trebilcock Davis & Dunlap PC, presented on behalf of the applicant why the variance was being requested and reasons why he believed the variance should be granted. The board held a discussion regarding the variance.

Chair Warner opened the floor to public comment at 7:20 p.m.

Ben Gunning, 2270 E. Broomfield Rd – not in favor of the variance

Marty Figg, 810 Ashland – not in favor of the variance

Kathy Gunning, 2270 E. Broomfield Rd – not in favor of the variance

Chair Warner closed the floor to public comment at 7:35 p.m

After the public comment the board held another discussion. Tim Beebe and Rick McGuirk answered questions from the board.

**McCracken** moved **Hauck** supported to grant VAR 2015-06 as requested by McGuirk Mini Storage based on the unnecessary hardship that the building permit was issued with the use listed on it, with the following conditions: that the variance applies only to the newly completed building for phase one development located at 2420 E. Broomfield Rd. and that the applicant gets with the adjacent property owner to agree on a plan for the required screening. Vote: **Ayes: All. Motion carried.** Peter Gallinat stated that there would be a 21 day appeal period before the decision is final.

**EXTENDED PUBLIC COMMENT**

None

**ADJOURNMENT**

Chair Warner adjourned the meeting at 8:20 p.m.

**APPROVED BY:**

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**Bill McCracken –Secretary**

*(Recorded by Jennifer Loveberry)*