

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A special meeting of the Charter Township of Zoning Board of Appeals was held on December 2, 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, Warner, and Woerle

Excused: Darin, McCracken

Others Present

Peter Gallinat & Jennifer Loveberry

Approval of Minutes

Hauck moved **Hunter** supported the approval of the November 4, 2015 minutes as presented.

Ayes: all. Motion carried.

Correspondence / Board Reports

Woerle gave updates from the Planning Commission.

Approval of Agenda

Hauck 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

Ben Gunning 2270 & 2280 E. Broomfield: Commented on last ZBA meeting.

Existing Business

- A. **VAR 2015-07**: Request from James Priebe, location: 3558 E Fawn Dr.: a variance of 18 feet in the back yard setback for a private swimming pool in a R2B Zone.

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

James Priebe presented that the variance was being requested due to a drain on the east side of the property which the pool cannot go over, which is why he believes that 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. – None.

After the public comment the board held another discussion.

Hauck moved **Woerle** supported to grant **VAR 2015-07** as requested by James Priebe based on the condition that there is a drain runs on the east side that prevented the swimming pool from going there; with the following condition: that the pool be fully fenced. **Vote: Ayes: All. Motion**

carried. Peter Gallinat stated that there would be a 21 day appeal period before the decision is final.

- B. **VAR 2015-08:** Request from John and Marcia Burch, location: 764 E. Pickard: a variance of 30' for a rear yard setback in an AG zone.

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

John Burch presented that the variance was being requested due to the drain field going in the front yard.

Chair Warner opened the floor to public comment at 7:29 p.m. – None.

Woerle moved **Hunter** supported to grant **VAR 2015-08** as requested by John Burch due to the drain field in the front yard.

Vote: Ayes: 3 Nays 2. Motion carried. Peter Gallinat stated that there would be a 21 day appeal period before the decision is final.

- C. **Appeal 2015-01:** Request by McGuirk Mini Storage (Planning Commission Recommendation 10/20)

Hauck motioned **Woerle** supported to accept the applicants request to postpone until the March 2016 ZBA meeting. **Vote: Ayes: All. Motion carried.**

- D. **Text Interpretation: 2015-01:** Request by McGuirk sec 11.11 a(K)

Tim Beebe, CMS & D representing McGuirk Mini Storage requested a text interpretation of section 11.11 a(K).

Public Comment open at 7:50 p.m.

Ben Gunning 2270 & 2280 E. Broomfield-concerns with type on signs on businesses

The board held discussion on the sign ordinance.

Woerle motioned **Hunter** supported **Vote: Ayes: 4 Nays: 1. Motion carried.**

EXTENDED PUBLIC COMMENT

Ben Gunning, 2270 & 2280 E. Broomfield – complimented the ZBA Board.

Tim Beebe, CMS & D – all information regarding setbacks come from GIS

John Zerbe – commented on signs on businesses.

ADJOURNMENT

Chair Warner adjourned the meeting at 8:48 p.m.

APPROVED BY:



Bill McCracken –Secretary

(Recorded by Jennifer Loveberry)