

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

A regular meeting of the Charter Township of Zoning Board of Appeals was held on September 7, 2016 at 7:00 p.m. at Union Township Hall.

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

**Warner** moved **Woerle** supported to name **Darin** as Secretary Pro Tem in the absence of Secretary **McCracken** for the September 7, 2016 Zoning Board of Appeals Meeting. **Vote: Ayes: 5 Nays: 0. Motion carried.**

**Roll Call**

Present: **Mike Darin, Bill Hauck, Jake Hunter, Tim Warner, and Norm Woerle**

Excused: **Bill McCracken**

**Others Present**

**Peter Gallinat, Mark Stuhldreher, Jennifer Loveberry, and alternate ZBA member Paul Gross**

**Approval of Minutes**

**B. Hauck** moved **Hunter** supported the approval of the June 1, 2016 minutes as presented. **Vote: Ayes: 5 Nays 0. Motion carried.**

**Correspondence / Board Reports**

**Woerle** gave updates from the Planning Commission.

**Approval of Agenda**

**Darin** moved **B. Hauck** supported to approve the agenda adding public hearing before Item A. **Vote: Ayes: 5 Nays 0. Motion carried.**

**Board Agenda**

- A. Variance 2016-01 Lockey USA  
Location: 4245 S. Lincoln Rd.

Public Notice was read by Township Planner, Gallinat as well as a brief history of the property.

Tim Beebe, CMS&D on behalf of the applicant presented the request for the variance: 1) to correct change of use and 2) to allow for improvements to the existing structure (allow new office space to be added, giving the street site of the building a face lift, and converting existing interior office space into needed warehouse space. Option 2 was presented to the Zoning Board of Appeals, see attached exhibit A.

Public Hearing open 7:22 p.m.

Joe Fleming, Konwinski Construction, explained structural changes.

Scott Wojcik, Director of Sales at Lockey USA, explained the business of Lockey USA, explained need for space in the building.

Gallinat reported that he did not receive any comments from the public.

Public Hearing closed 7:25 p.m.

Discussion was held by the board. Their objective is first to determine if the new non-conforming use (Corporate office distribution warehouse) would markedly decrease the degree of nonconformance and would enhance the desirability of adjacent conforming uses. Secondly, would be to determine if the building improvements would not increase or enlarge the degree or manner of nonconformance.

**Woerle** moved **Hunter** supported to approve the continued non conforming use as it is decreasing the degree and manner of non conformance. Vote: Ayes: 5 Nays 0. **Motion carried.**

**Hunter** moved **B. Hauck** supported to approve variance 2016-01 Lockey USA, option 2, as the expansion does not increase the degree and manner of non conformance in the area. Vote: Ayes: 3 Nays 2. **Motion carried.**

Chair Warner stated that there would be a 21 day appeal period before the decision is final.

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

Tim Beebe – Commented that this parcel should be looked at by the Planning Commission when they review the future land use map.

**EXTENDED PUBLIC COMMENT**

No comments

**ADJOURNMENT**

Chair Warner adjourned the meeting at 8:41 p.m.

**APPROVED BY:**

  
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**Bill McCracken –Secretary**

*(Recorded by Jennifer Loveberry)*