

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A regular meeting of the Charter Township of Zoning Board of Appeals was held on November 15, 2016 at 6:00 p.m. at Union Township Hall.

Meeting was called to order at 6:00 p.m.

Motion carried.

Roll Call

Present: Bill McCracken, Norm Woerle and Paul Gross

Excused: Mike Darin, Bill Hauck, Jake Hunter, Tim Warner

Gross moved McCracken supported to name Woerle as Chair, in the absence of Chair Warner, for the November 15, 2016 Zoning Board of Appeals Meeting. **Vote: Ayes: 3 Nays: 0.**

Others Present

Peter Gallinat, Mark Stuhldreher, and Jennifer Loveberry

Approval of Minutes

Gross moved McCracken supported the approval of the September 7, 2016 minutes as presented. **Vote: Ayes: 3 Nays 0. Motion carried.**

Correspondence / Board Reports

Woerle gave updates from the Planning Commission.

Approval of Agenda

McCracken moved Woerle supported to approve the agenda moving Public Comment before new business. **Vote: Ayes: 3 Nays 0. Motion carried.**

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

No Comments.

Board Agenda

A. Public Hearing Variance #2016-02

Public Notice was read by Township Planner, Gallinat. Public Hearing open at 6:07 p.m.

- No comments.

A1. Variance 2016-02: Woodland Investments LLC

Location: 2260 E. Remus Rd.

Tim Beebe, CMS&D on behalf of the applicant, presented the request for the variance: stating that the current parcel is only 99 ft. wide and per section 29, the required minimum lot with is 100 ft.

Discussion was held by the board.

McCracken moved **Gross** supported to approve granting Variance 2016-02, per section 5.8c, in support of the following reasons: 1)there are special conditions peculiar to the land, such as the land was originally zoned residential 2)a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance 3)special conditions and circumstances do not result from actions of the applicant 4)granting the variance will not confer on the applicant any special privilege. **Vote: Ayes: 3 Nays 0. Motion carried.**

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

B. Public Hearing Appeal #2016-01

Public Notice was read by Township Planner, Gallinat.

Public Comment open at 6:15 p.m.

- Bill McClintic, - requested to adjourn meeting until 12/7/16 meeting.
- Plaza Corps Attorney – Client not original owner of the site plan; therefore, requesting to move forward.

Public Comment closed at 6:31 p.m.

B1. Appeal #2016-01 – Approved Site Plan 2016-12 New Grass LLC

McCracken moved **Gross** supported to deny postponement of appeal #2016-1. **Vote: Ayes: 3 Nays 0. Motion carried.**

McCracken moved **Gross** supported to deny Appeal 2016-01 for approved site plan SPR 2016-12, due to the Planning Commission following the requirements from the zoning code : 1) connection between parcels is not required per Zoning Ordinance 2) Planning Commission approval of SPR 2016-12 adhered to requirements of the zoning code. **Vote: Ayes: 3 Nays 0. Motion carried.**

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

EXTENDED PUBLIC COMMENT

Tim Beebe, 510 W. Pickard St., addressed the Board questioning Building Permit.

Matt Tarrant, Township Attorney, addressed the Board responding to the Building Permit question.

ADJOURNMENT

McCracken moved **Gross** supported to adjourn the meeting at 6:53 p.m. **Vote: Ayes: 3 Nays 0. Motion carried.**

APPROVED BY:



~~Bill McCracken~~ - Secretary

(Recorded by Jennifer Loveberry)

Bryan Mielke

BDM