

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 December 14, 2016 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Jake Hunter, Bill McCracken, Bryan Mielke, Paul Gross, and Tim Warner

Excused: Mike Darin

Others Present

Peter Gallinat, Mark Stuhldreher, & Jennifer Loveberry

Approval of Minutes

Mielke moved Gross supported the approval of the December 7, 2016 minutes with corrections.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Approval of Agenda

Mielke moved Hunter supported to approve the agenda as presented. Vote: Ayes: 5 Nays 0.

Motion carried.

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

Open 7:05 p.m.

Sandy VanOmmeren 1887 Belmont – Statement made regarding notification to building being built.

New Business

A. Public Hearing Variance 2016-05 Mid Michigan Health Development

P. Gallinat gave a brief history of the property. On 9/15/15 the Planning Commission approved the site plan that expanded the already existing medical facility. The approved site plan is in agreement with section 8.31 planted landscaping standards. The objectives of the Board is it grant or deny the 6' vinyl fence in place of planted landscaping required and approved on the site plan 2015-15. The applicant has shown periodic landscaping on proposed plan amendment to go along with requested fence.

Public Notice was read by Township Planner, Gallinat

Public Hearing Open at 7:13 p.m.

Ruth Chapman, 1907 Belmont – Told that this site was going to be a Dr.'s office not having a helicopter pad.

Dave Jock, 1927 Belmont – Voiced concerns with variance: building elevation & removal of trees might cause irrigation issues.

Carmen Mercado, 1805 Belmont – Voiced concerns with variance: lighting issues / prefers green space.

Art Fredricks, 1863 Belmont – Concerned with maintenance of fence, talked with 3 Rivers and his concerns were resolved.

Carol Kirk, 1823 Belmont – Voiced concerns with variance.

Art Fredricks, 1863 Belmont – Concerned with maintenance of fence, talked with 3 Rivers and his concerns were resolved.

Carol Kirk, 1823 Belmont – Voiced concerns with variance.

Sandy VanOmmeren, 1887 Belmont – Voiced concerns with variance: noise & lighting.

Letter sent by Dennis Hahn 1877 Belmont – Opposes variance prefers green space.

Public Hearing closed at 7:26 p.m.

A1. Variance 2016-05 Mid Michigan Health Development

Location: 4851 E. Pickard Rd.

Mike Baumgartner, 3 Rivers, on behalf of the applicant, presented the request for the variance replacing the landscaping requirement with a 6' vinyl fence stating the following reasons: safety, time it takes trees to grow, & vinyl fence would be less maintenance.

Discussion was held by the Board. **Hunter** moved **Mielke** supported to deny variance 2016-05: supporting that there are no special conditions that are peculiar to the land, a literal interpretation of the provisions of this Ordinance would not deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance, there are no special conditions and circumstances that do not result from actions of the applicant, and other properties in the same district must provide a planted landscape. **Vote: Ayes: 5 Nays 0. Motion carried.**

Chair Warner stated that there would be a 21 day appeal period before the decision is final. Peter Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

B. Public Hearing Variance: 2016-04 ICCU

Peter Gallinat gave a brief history of the property and stated that due to the applicant not fully exhausting the use of wall signage available to them by the Township's ordinance, his recommendation is denial of the 17 ft variance for the additional freestanding signage.

Public Hearing open 7:55 p.m.

No comments.

B1. Appeal Variance 2016-04: ICCU

Location: 2100 E. Remus Rd.

Applicant Jenny Hoyle stated reasons for variance: the current parcel building frontage is 60 ft. and is requesting 17 additional sq. ft. to add a new tenant sign on the existing free standing sign.

McCracken moved **Mielke** supported to grant variance 2016-04: ICCU for the following reasons: special conditions and circumstances exist to this unique 90 degree building, the applicant is denied the right to advertise for tenants, the special conditions are not a hardship created by the applicant, granting the variance will not confer on the applicant any special privileges, and the non conforming use is not creating any issues. **Vote: Ayes: 3 Nays 2. Motion carried.**

Chair Warner stated that there would be a 21 day appeal period before the decision is final. Peter Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

OLD BUSINESS

A. Consider and set the 2017 Zoning Board of Appeals Meeting Dates

McCracken moved **Gross** supported to approve the 2017 Zoning Board of Appeals Meeting Dates. **Vote: Ayes: 5 Nays 0. Motion carried.**

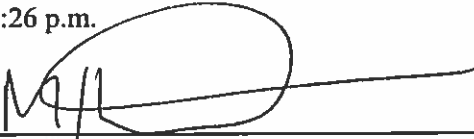
EXTENDED PUBLIC COMMENT

No comments.

ADJOURNMENT

Chair Warner adjourned the meeting at 8:26 p.m.

APPROVED BY:



~~Bill McCracken~~ Secretary
MICHAEL DARIN

(Recorded by Jennifer Loveberry)