



ZONING BOARD OF APPEALS
Regular Meeting
April 5, 2017
7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES MARCH 01, 2017
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. PUBLIC HEARINGS
9. NEW BUSINESS
10. OTHER BUSINESS
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. FINAL BOARD COMMENT
12. ADJOURNMENT



Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Norm	Woerle	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2018
4-Secretary	Alex	Fuller	2/15/2020
5-Vice Secretary	John	Zerbe	2/15/2018
6	Ryan	Buckley	2/15/2019
7	Denise	Webster	2/15/2020
8	Erik	Robinette	2/15/2018
9	Dwayne	Strachan	2/15/2018
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2018
3-Vice Secretary	Jake	Hunter	12/31/2019
4-Secretary	Mike	Darin	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	Andy	Theisen	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2018
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1-Chair	Ronald	Mclvor	12/31/2018
2	James	Thering	12/31/2018
3	Brian	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2017
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Robert	Elmore	2/13/2017
4	Robert	Bacon	1/13/2019
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2018
7	Sarvijit	Chowdhary	1/20/2018
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2017
10	Michael	Smith	2/13/2017
11	Mark	Perry	3/26/2018
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	
2	Vacant		

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 March 1, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Mike Darin, Jake Hunter, Bryan Mielke, Tim Warner, and Andy Theisen (alt.)

Excused: Paul Gross & Taylor Sheahan-Stahl (alt.)

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Darin moved **Hunter** supported the approval of the February 1, 2017 minutes with minor correction. Vote: **Ayes: 4 Nays 0. Motion carried.**

Correspondence / Board Reports

Mielke gave Planning Commission updates.

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.

No comments.

Public Hearing

Text Interpretation 2017-01: Kuhn Rogers PLC

Public Notice that was published on February 12, 2017, was read by Township Planner, Gallinat. MCL125.3604(5) states “If the zoning board of appeals receives a written request seeking an interpretation of the zoning ordinance or an appeal of an administrative decision, the zoning board of appeals shall conduct a public hearing on the request. Notice shall be given as required under section 103. However, if the request does not involve a specific parcel of property, notice need only be published as provided in section 103(1) and given to the person making the request provided in section 103(3).

Open 7:05 p.m.

No comments were offered from the audience.

Township Planner stated that he did not receive any written or phone correspondence requesting information regarding the text interpretation.

Gallinat gave the board a brief background of the applicant's request for the interpretation of the zoning ordinance as it relates to principal permitted uses, accessory uses and accessory building size in a B-5 (Highway Business District). The applicant has requested an interpretation of the following:

- Office space of any service company which provides services on or off premises as a permitted use
- Partially enclosed vehicle washing facility not open to the public, but ancillary to the permitted use, for trucks and related equipment used in providing a service off premises as an accessory use if the principal use is permitted.
- Enclosed service garage facility not open to the public, but ancillary to the permitted use, for trucks and related equipment used in providing a service of premises as an accessory use if the principal use is permitted.
- The sale of new or used vehicles, trucks and related equipment as a permitted use.
- An accessory building larger than the principal permitted use building when both the accessory use and principal use are permitted.

*Chair Warner requested alternate, Andy Theisen to the table for a full ZBA Board.

7:09 p.m. - Joe Kuhn, representing applicant, addressed the ZBA with his clients request for interpretation. As the applicant's type of business remains confidential at this time, per their request, Mr. Kuhn answered various questions the ZBA Board had for him.

New Business

A. Text Interpretation 2017-01: Kuhn Rogers PLC

Discussion was held by the board.

Hunter moved **Mielke** supported to approve:

- "Office space of any service company which provides services on or off premises as a permitted use" in the B-5 District is a permitted use.
- "Partially enclosed vehicle washing facility not open to the public, but ancillary to the permitted use, for trucks and related equipment used in providing a service off premises as an accessory use if the principal use is permitted" in the B-5 District is a permitted use.
- "Enclosed service garage facility not open to the public, but ancillary to the permitted use, for trucks and related equipment used in providing a service of premises as an accessory use if the principal use is permitted" in the B-5 District is a permitted use.
- "The sale of new or used vehicles, trucks and related equipment as a permitted use" as stated per zoning ordinance section 23.2.d is a permitted use; anything not listed would not be permitted.
- "An accessory building larger than the principal permitted use building when both the accessory use and principal use are permitted" in the B-5 District is a permitted use.

Roll call vote: Ayes: Warner, Darin, Mielke, Theisen, and Hunter 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.

Public hearing closed – 7:52 p.m.

EXTENDED PUBLIC COMMENT

Open 7:52 p.m.

No comments.

FINAL BOARD COMMENT

Mielke – Commented on uniqueness of meeting and Resolution presented by Kuhn Rogers PLC.

ADJOURNMENT

Chair Warner adjourned the meeting at 7:55 p.m.

APPROVED BY:

Mike Darin –Secretary

(Recorded by Jennifer Loveberry)

DRAFT