

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 February 7, 2018 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, Taylor Sheahan-Stahl, and Tim Warner

Absent: Paul Gross, Alternate Andy Theisen

Others Present

Peter Gallinat & Jennifer Loveberry

In the absence of Paul Gross, Chair Warner called Alternate Taylor Sheahan-Stahl to the table to be the fifth voting member.

Approval of Minutes

Mielke moved Darin supported the approval of the January 3, 2018 minutes as presented. Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Township Planner shared MTA training for ZBA members that will be held in Mt. Pleasant on 3/26/18.

Mielke updates from the Planning Commission.

Approval of Agenda

Hunter moved Sheahan-Stahl 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 – 7:04 p.m.

No comments were offered.

Public Hearings

New Business

Other Business

A. VAR 2017-08 5760 E. Pickard Rd. Owner: Bells and Birds, Inc. Variance for free standing elevated height exceptions.

Reason for the request: The applicant, represented by Bill Beckett, is requesting the use of an elevated freestanding height exception sign in order to capture highway traffic on U.S. 127.

Sheahan-Stahl moved Hunter supported to deny the request for VAR 2017-08, Bells and Birds, Inc. requesting free standing elevated height exceptions, stating that there are no special

conditions or circumstances that are peculiar to the land, structure or building involved and that are not applicable to other lands, structures, or buildings in the same Zoning District. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Gallinat stated that there would be a 21 day appeal period, after the minutes are approved, before the decision is Final.

B. VAR 2017-06 McGuirk Mini Storage LLC 1982 E. Remus Rd. Variance for 2 additional free standing signs.

(Tabled from the 12/6/17 meeting, no action taken.)

C. TXT INT 2017-02 1239 E. Broomfield Owner Richard Figg Interpret Section 8.325 Sidewalks.

(Postponed until March ZBA meeting, no action taken.)

Extended Public Comment

Open 7:50 p.m.

No comments were offered.

Final Board Comment

Warner – Commented on the need for the sign ordinance to be reviewed, especially in the EDDA and WDDA districts.

Gallinat – Commented on the expiring term on the ZBA and read from the Zoning Enabling Act regarding a ZBA member's term of office.

Mielke – Commented on his expiring term on the Planning Commission and his appointment as the Planning Commission Representative to the ZBA.

Adjournment

Chair Warner adjourned the meeting at 7:57 p.m.

APPROVED BY:



Mike Darin –Secretary
Jake Hunter – Vice Secretary

(Recorded by Jennifer Loveberry)