

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 July 10, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Jake Hunter Bryan Mielke, Andy Theisen, and Tim Warner

Absent: Paul Gross

Others Present

Peter Gallinat & Jennifer Loveberry

Approval of Minutes

Hunter moved **Theisen** supported the approval of the June 6, 2018 minutes as amended. **Vote: Ayes: 4 Nays 0. Motion carried.**

Correspondence / Board Reports

Theisen commented on Board Expiration Matrix need to update Rick Jakubiec as Construction Board of Appeals member.

Approval of Agenda

Theisen moved **Mielke** supported to approve the agenda as presented. **Vote: Ayes: 4 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

A. VAR 2018-03 5278 Pickard Rd. Owner: Mt. Pleasant Hotels, LLC

A variance for screening fence instead of a wall from residential uses

Reason for the request: The applicant is requesting to replace the masonry wall for residential screening with Sim Tek fence.

Gallinat, Township Planner read the public hearing notice

Public Hearing – Open 7:07 p.m.

Joe Shafer, 5280 Palmer St., 5286 Palmer St., and 5290 Palmer St. – adjacent property owner concerned with graffiti and sturdiness of structure.

Joe Olsafsky, 5275 E. Pickard Rd. – adjacent property owner questioned layout of fence.

Mark Green, Starbest Construction presented samples of product and stated reasoning for wanting to construct a Sim Tek fence.

Hunter moved **Mielke** supported to grant variance 2018-03, a variance for screening fence instead of a wall from residential use, on the condition that the fence is 5-8 ft. in height and maintained if damaged. The ZBA Board stated that the proposed fence meets the intent of the required wall and therefore does not grant any special privilege. **Vote: Ayes: 4 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.

Other Business

Township Planner Gallinat commented on a copy of the ZBA Rules and Procedures were included in the packet.

Extended Public Comment

Open 7:52 p.m.

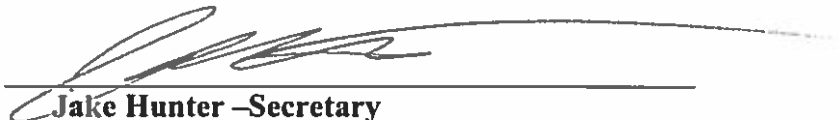
No comments were offered.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 7:52 p.m.

APPROVED BY:



Jake Hunter –Secretary
Paul Gross – Vice Secretary

(Recorded by Jennifer Loveberry)