

**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 September 19, 2018 at 7:00 p.m. at Union Township Hall.

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

**Roll Call**

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

**Others Present**

Peter Gallinat & Jennifer Loveberry

Alternates: John Zerbe

**Approval of Minutes**

**Gross** moved **Mielke** supported the approval of the August 1, 2018 minutes as presented. **Vote: Ayes: 5 Nays 0. Motion carried.**

**Correspondence / Board Reports**

**Approval of Agenda**

**Theisen** 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 – 7:01 p.m.

No comments were offered.

**Public Hearings**

**New Business**

**A. TXT INT 2018-01 Interpretation of Section 23.2 B-C**

Township Planner, Gallinat read the notice that was published on September 1, 2018.

Jim Holton, 506 W. Broadway, explained his desires to operate a restaurant as the primary use and a brewery as an accessory use with distribution. He is asking for a text interpretation of Section 23, 2A and B Permitted uses of B-5 highway Business District.

Public Hearing – open 7:17 p.m.

No comments were offered.

No written response was received by the Township Planner.

Closed 7:17 p.m.

Township Planner, Gallinat stated that the applicant provided documentation of each use and has administratively determined that the restaurant would be the primary principal use and the brewery would be secondary and incidental use complying with a B-5 district.

Discussion was held by the ZBA board.

**Theisen** moved **Gross** supported to interpret that if a restaurant and brewery were part of the same operation on the premises. That if a brewery's off-site consumption does not exceed its on-site consumption, it would be a permitted use under Sections 23.2 B and C of the Township's zoning ordinance. **Vote: Ayes: 4 Nays 0 Abstained 1. Motion carried.**

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

Township Planner, Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

**Other Business**

**Extended Public Comment**

Open 7:36 p.m.


No comments were offered.

**Final Board Comment**

**Adjournment**

Chair Warner adjourned the meeting at 7:37 p.m.

**APPROVED BY:**



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**Jake Hunter –Secretary**  
**Paul Gross – Vice Secretary**

*(Recorded by Jennifer Loveberry)*