

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A special meeting of the Charter Township of Zoning Board of Appeals was held on February 6, 2019 at 7:00 p.m. at Union Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present: Jake Hunter, Bryan Mielke, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

Others Present

Peter Gallinat, Jennifer Loveberry, and alternate John Zerbe

Approval of Minutes

Sheahan-Stahl moved **Mielke** supported the approval of the January 2, 2019 minutes as presented. **Vote: Ayes: 5 Nays 0. Motion carried.**

Correspondence / Board Reports

Mielke updates from the Planning Commission

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 – 7:06 p.m.

No comments were offered.

New Business

- A. TXT INT 2019-01 Text Interpretation Sections 23 B-5, 23.2A, 22.2C and 8.14, Located at 2261 E. Remus Rd. Mt Pleasant, MI 48858 Owner: Isabella County Road Commission (ICRC)**

Township Planner, Gallinat stated that the applicant desires to rebuild the current ICRC operations on existing B-5 zoned property. The ICRC is requesting to have the ZBA determine if they would be allowed to exist in a B-5 District as a permitted use.

Public Hearing

Public Hearing – open 7:10 p.m.

No Comments were offered.

Public Hearing – closed 7:10 p.m.

Applicants: John Graham, Isabella County Road Commission Chair, Terry Turnwald, Isabella County Road Commission Vice-Chair, Pat Glowacki, Studio Intrigue Architects, Mike Levine, Attorney, and Joe White, Wolverine Engineering were present to answer questions.

Mike Levine stated reasoning for the Isabella County Road Commission's request for updating/rebuilding. He referenced from the Township Zoning Ordinance, section 8.14 referencing essential services.

Discussion was held by the ZBA board.

TXT INT of Section 8.14

Sheahan-Stahl moved **Theisen** supported based on section 5.10 of the Zoning Ordinance, the ZBA determined the Isabella County Road Commission an essential service; therefore, would be a permitted use in a B-5 zone, referencing section 8.14. **Vote: Ayes: 5 Nays 0. Motion carried.**

TXT INT of Sections 23.2A, 22.2C

Withdrawn by applicant.

Township Planner, Gallinat stated that there would be a 21-day appeal period before the decision is final. Starting after the minutes are approved at the next scheduled meeting in March 2019.

Other Business

Discussion by Board regarding upcoming training/workshops available to ZBA members.

Extended Public Comment

Open 7:53 p.m.

No comments were offered.


Final Board Comment

Mielke commented on Sections of Zoning Ordinance reviewed tonight be looked at during Zoning rewrite.

Adjournment

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

APPROVED BY:



Jake Hunter –Secretary
Andy Theisen – Vice Secretary

(Recorded by Jennifer Loveberry)