

**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 April 3, 2019 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, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

**Others Present**

Peter Gallinat, Jennifer Loveberry, and alternate John Zerbe

**Approval of Minutes**

**Theisen** moved **Sheahan-Stahl** supported the approval of the March 6, 2019 minutes as presented. **Vote: Ayes: 5 Nays 0. Motion carried.**

**Correspondence / Board Reports**

Mielke - updates from the Planning Commission

**Approval of Agenda**

**Mielke** 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 – 7:03 p.m.

No comments were offered.

**New Business**

- A. VAR 2019-03 - 5316 E. Pickard., Mt Pleasant, MI 48858 Owner: SOS Holding Company LLC: A variance from section 24.4.1 for parking area setback requirement**

Township Planner, Gallinat read the Public Hearing Notice for Variance 2019-03, a variance from section 24.4.1, requesting 10 feet for parking area setback requirement. Background history was given, stating that the applicant currently has an approved site plan, with the condition that this variance is granted.

**Public Hearing**

Public Hearing – open 7:05 p.m.

No Comments were offered.

Public Hearing – closed 7:05 p.m.

Tim Beebe of CMS&D, representative of the applicant, stated the desire of a 10ft variance from the 20ft requirement for parking area setback from the right of way.

Discussion was held by the ZBA board.

**Sheahan-Stahl** moved **Hunter** supported to approve VAR 2019-03 for 10 feet for parking lot setback requirement, based on the criteria from section 5.8.C.1.a of the Board of Appeals powers and duties section, that special conditions and circumstances exist 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.**

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 May 2019.

### **Other Business**

#### **Extended Public Comment**

Open 7:29 p.m.

No comments were offered.

#### **Final Board Comment**

Theisen suggested thoroughly going over section 5.8 Board of Appeals: Powers and Duties during the zoning rewrite

#### **Adjournment**

Chair Warner adjourned the meeting at 7:31 p.m.

**APPROVED BY:**

  
\_\_\_\_\_  
**Jake Hunter –Secretary**  
**Andy Theisen – Vice Secretary**

*(Recorded by Jennifer Loveberry)*