

**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 June 5, 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, Andy Theisen, and Tim Warner  
Excused: Taylor Sheahan-Stahl

**Others Present**

Peter Gallinat, Jennifer Loveberry, and alternate Liz Presnell

**Chair Warner called Liz Presnell to the table in the absence of Taylor Sheahan-Stahl**

**Approval of Minutes**

**Theisen moved Mielke supported the approval of the May 1, 2019 minutes as presented. Vote: Ayes: 5 Nays 0. Motion carried.**

**Correspondence / Board Reports**

- Planning Commission updates by Mielke

**Approval of Agenda**

**Mielke 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 – 7:04 p.m.

No comments were offered.

**New Business**

- A. VAR 2019-05 Public Hearing – 767 Deer Run, Owner: Steve Wieczorek: A variance from section 8.1.F Accessory Building Height**

Introduction of Variance request by Township Planner, Gallinat

Public Hearing Notice was read for Variance 2019-05, a height variance of 1 ½ feet requested by the applicant to build an accessory building that in their view better fits the characteristics of the neighborhood, closely resembling a neighboring accessory building.

Public Hearing Open 7:08 p.m.

Paul Rogers, 806 Doe Trail – Questioned the reasoning of the additional height needed.

Public Hearing Closed 7:10 p.m.

Discussion was held by the Zoning Board of Appeals, they went through section 5.8.c.1 a-e of the Zoning Ordinance.

**Mielke** moved **Theisen** supported to table VAR 2019-05 to give the applicant time to bring information the Zoning Board of Appeals is requesting prior to a decision being made. **Vote:** Ayes: 5 Nays: 0 Motion Carried.

**B. VAR 2019-06 5172- E. Pickard Rd., Owner: M-5 Holdings: A variance from Section 24.4.1 Outdoor Display Products**

Introduction of Variance request by Township Planner, Gallinat

Public Hearing Notice was read for Variance 2019-06, a 11' variance requested for the required setback for outdoor area displays regarding an already constructed accessory structure for sale that is too close to the road right of way.

Public Hearing Open 7:46 p.m.  
No comments were offered.  
Public Hearing Closed 7:46 p.m.

Applicant, Denny Mitchell, 8699 Lumberjack Rd, Riverdale acknowledged being in violation of the 20' setback of a temporary building on display in his lot.

Discussion was held by the Zoning Board of Appeals, they went through section 5.8.c.1 a-e of the Zoning Ordinance.

**Theisen** moved **Mielke** supported to deny VAR 2019-06 based on section 5.8c.1c. that the conditions exist due to applicants actions and also from section 7 Administration and Enforcement, citing section 7.5 Additional Remedies that the applicant come into compliance with the ordinance by means of moving the structure back to meet the required setbacks, giving the accessory building in question until January 1, 2020 to either be sold and/or removed. **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 July 2019.

**C. Consider recommendations from the Township Planner for the upcoming scheduled July 3, 2019 ZBA meeting**

**Theisen** moved **Hunter** supported to move the July ZBA meeting to July 9, 2019 at 7:00 p.m. **Vote:** Ayes: 5 Nays: 0. Motion carried.

**Other Business**

**Extended Public Comment**

Open 8:22 p.m.

No comments were offered.

**Final Board Comment**

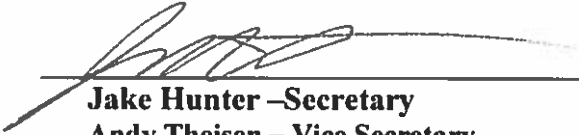
Mielke – Welcomed Liz Presnell to the Zoning Board of Appeals.

Theisen – Looking forward to seeing the zoning ordinance rewrite, specifically the zoning board of appeals section.

**Adjournment**

Chair Warner adjourned the meeting at 8:27 p.m.

**APPROVED BY:**

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

*(Recorded by Jennifer Loveberry)*