

**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 August 7, 2019 at 7:00 p.m. at Union Township Hall.

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

**Roll Call**

Present: Bryan Mielke, Andy Theisen, and Tim Warner

Excused: Jake Hunter and Taylor Sheahan-Stahl

**Others Present**

Peter Gallinat, Jennifer Loveberry

**Approval of Minutes**

**Theisen** moved **Mielke** supported the approval of the July 9, 2019 minutes as presented. **Vote: Ayes: 3 Nays 0. Motion carried.**

**Correspondence / Board Reports**

Planning Commission updates by the Township Planner

**Approval of Agenda**

**Mielke** moved **Theisen** supported to approve the agenda as presented. **Vote: Ayes: 3 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.

Closed – 7:04 p.m.

**New Business**

- A. VAR 2019-08 Public Hearing – 5115 Stirrup Ln., Owner: Julie Recker: A variance from section 21, dimensional variance requesting 5.09' for lot width and 1,255 SF for lot area in a R2B District**

Introduction of Variance request by Township Planner, Gallinat

Public Hearing Notice was read for Variance 2019-08 for request for a dimensional variance requesting 5.09' for lot width and 1,255 SF for lot area in a R2B district.

Public Hearing Open 7:05 p.m.

No comments were offered.

Public Hearing Closed 7:05 p.m.

Township Planner stated that the applicant rezoned the property in May from R-5 to R-2B so that she could seek a SUP for a group day care home. The Planning Commission held a public hearing for the SUP in July recommending approval of the SUP for a group day care home on the condition that the applicant obtain a dimensional variance.

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 approve VAR 2019-08, 5115 Stirrup Ln. based on Section 5.8c1a-e as listed, a special condition exists to this property as it was a pre-plotted lot in the subdivision. **Vote: Ayes: 3 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 September 2019.

#### **Other Business**

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

**Mielke** moved **Theisen** supported to table VAR 2019-05 767 Deer Run, Owner: Steve Wiczorek: A variance from section 8.1.F Accessory Building Height. **Vote: Ayes: 3 Nays: 0 Motion Carried.**

#### **Extended Public Comment**

Open 7:25 p.m.

No comments were offered.

Closed 7:25 p.m.


#### **Final Board Comment**

Chair Warner reminded everyone of the Annual Township Joint Board Meeting on August 27, 2019 that will be held at the Commission on Aging at 7:00 p.m.

#### **Adjournment**

Chair Warner adjourned the meeting at 7:28 p.m.

**APPROVED BY:**

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

*(Recorded by Jennifer Loveberry)*