



ZONING BOARD OF APPEALS
Regular Meeting
August 7, 2019
7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - July 9, 2019 Regular ZBA Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. NEW BUSINESS
 - A. **VAR 2019-08** – Public Hearing – 5115 Stirrup Ln., Mt Pleasant, MI 48858
Owner: Julie Recker - A variance from section 21, Dimensional variance requesting 5.09' for lot width and 1,255 SF for lot area in an R2B District (Conduct a Public Hearing. *Grant or deny Variance Request with reason. Conditions may apply*)
9. OTHER BUSINESS
 - B. **VAR 2019-05** – Public Hearing – 767 Deer Run, Mt Pleasant, MI 48858 Owner: Steve Wiczorek: A variance from section 8.1.F Accessory Building Height (Tabled 6/5/19 ZBA meeting). *Grant or deny Variance Request with reason. Conditions may apply*
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Liz	Presnell	2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
Alt #1	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Jakubiec	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2023
2	James	Zalud	4/14/2023
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2023
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2021
2 PC Representative	Denise	Webster	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019

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 July 9, 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, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

Excused: Bryan Mielke

Others Present

Peter Gallinat, Jennifer Loveberry

Alternates: John Zerbe and Liz Presnell

Chair Warner called John Zerbe to the table in the absence of Bryan Mielke

Approval of Minutes

Theisen moved **Sheahan-Stahl** supported the approval of the June 5, 2019 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Approval of Agenda

Theisen 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.

Closed – 7:03 p.m.

7:04 p.m. Chair Warner called for short recess to allow for MAC TV to arrive and set up

7:13 p.m. Chair Warner resumed the ZBA meeting

New Business

A. VAR 2019-07 Public Hearing – 5157 E Pickard Rd., Owner: John Bishop: A variance from section 11.3 B Removal of Obsolete Signs

Introduction of Variance request by Township Planner, Gallinat

Public Hearing Notice was read for Variance 2019-07 for the removal of an obsolete sign that currently being used to advertise the sale of the property.

Public Hearing Open 7:16 p.m.

No comments were offered.
Public Hearing Closed 7:16 p.m.

Applicant, John Bishop, stated that the request for the variance would allow for future renter/buyer to use current sign and that he was not aware that he was in violation of the ordinance.

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 **Zerbe** supported to deny VAR 2019-07 5157 E. Pickard Rd. based on Section 11.3 B Removal of Obsolete Signs (A sign shall be removed when the business which it advertises is no longer conducted on the premises) with the condition 1) that the signage copy be removed; however the sign structure that is non-conforming be allowed per section 11.4 (Non-Conforming Signs) and 2) current sign cannot be used as real estate advertising. All based on section 5.8.c.1.a – a special condition exists to this property and the vacant sign is existing.

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 August 2019.

Other Business

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

Postponed at June 2019 ZBA meeting, updates by Township Planner. No action taken.

Extended Public Comment

Open 7:52 p.m.

No comments were offered.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 7:52 p.m.

APPROVED BY:

Jake Hunter –Secretary
Andy Theisen – Vice Secretary

(Recorded by Jennifer Loveberry)

Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Zoning Board of Appeals

Meeting 08/07/2019

FROM: Township Planner

NEW BUSINESS

SUBJECT: A) VAR 2019-08 Variance from sections 21 a dimensional variance for lot width and area located at 5115 Stirrup Lane Mt. Pleasant, MI 48858

Applicant: Julie M. Recker

Owner: Julie M. Recker

Location: 5115 Stirrup Ln MT PLEASANT, MI 48858

Current Zoning: R-2B (One and Two Family, Medium Density Residential District)

Adjacent Zoning: R-B, R-5

Future Land Use/Intent: Residential: After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors *(Please note that the FLU is more of a guide for rezoning request and so much for Variance request.)*

Reason for Request: Applicant has recently rezoned property from R-5 to R-2B for the purpose of seeking a special use permit to operate a group day care home. The Planning Commission has recommended approval of a SUP for a group day care home on the condition that the applicant obtain a dimensional variance.

History: Parcel is a part of Copper Estates Subdivision approved last decade. This property was recently rezoned in May from R-5 to R-2B so that the owner could seek a SUP for a group day care home. The Planning Commission held a public hearing for the SUP application in July. The Planning Commission has recommended approval of the SUP for a group day care home on the condition that the applicant obtain a dimensional variance.

Objective of board: Review sections 21 and 9.9. Determine from section 5.8.C.1.a-e if a variance should be granted or denied with reason.

I would recommend approval of the dimensional variance. The parcel was originally surveyed to meets the standards of an R-5 District and not an R-2B District.

Twp Planner
Peter Gallinat

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 7/17/19

I (we) Julie Becker 5115 Stirrup Lane Mt. Pleasant
Name Address

owners of property at 5115 Stirrup Lane Mt. Pleasant MI,
the legal description is: T14N R4W Sec 34 Copper Estates
Unit 26

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

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- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought Sec 21

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Min Lot Width + Lot Area	70 width 8400 sqft area	64.91 width 7145 sq foot	5.09 width 1255 sq foot

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

Special Condition is property was ^{recently} rezoned.

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

Property was rezoned - None

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

I want be able to use the property for the
re zoning request. Cannot locate the expected
daycare

e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? No If yes, please explain:

f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

g. Date property was acquired 2008

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

- a. Article, section, subsection, or paragraph in question

- b. Describe if interpretation of district map

III. Administrative Review

- a. Article, section, subsection, or paragraph in question

Fees _____ John Beck
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

Hearing held, date: _____

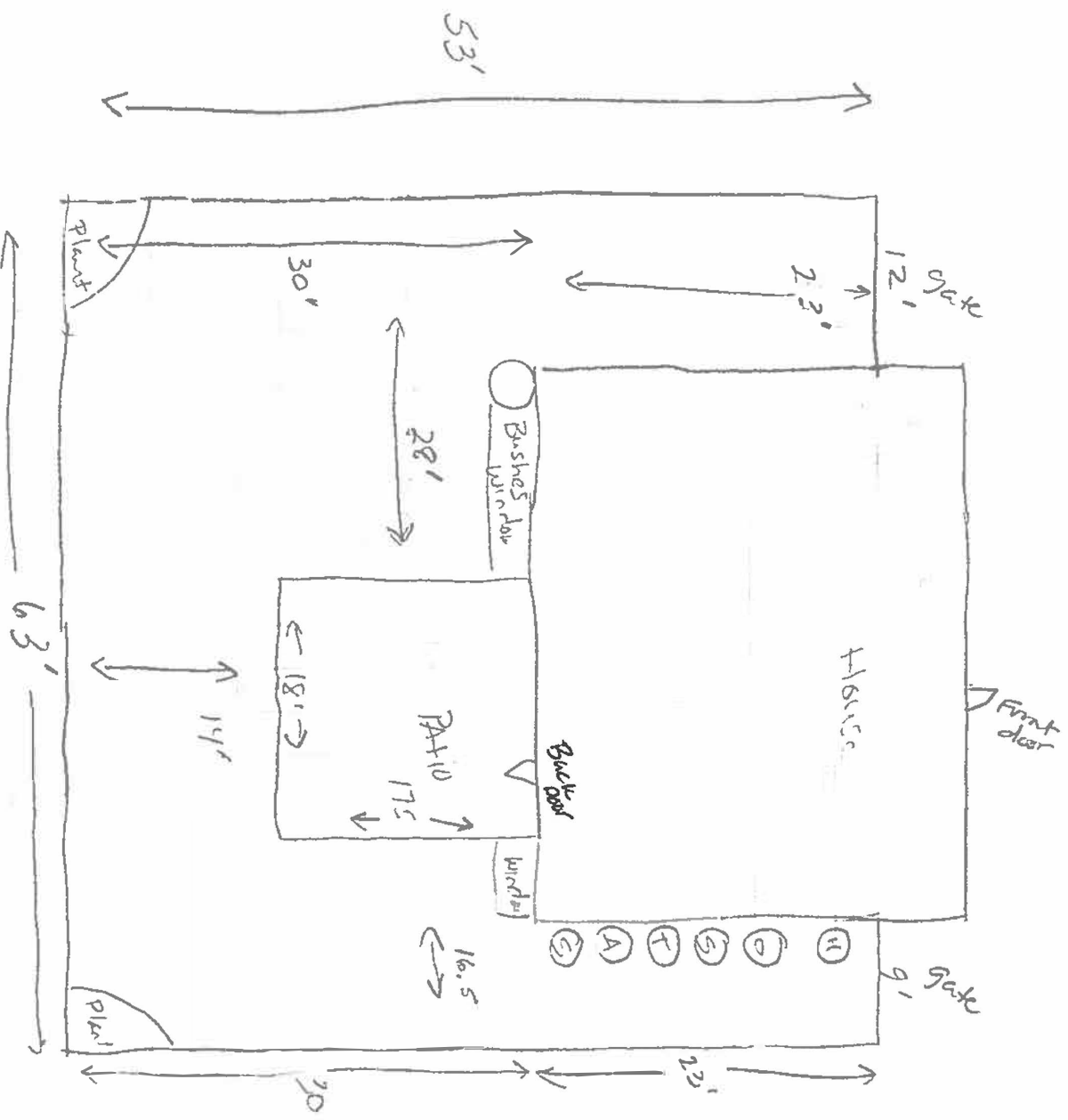
Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

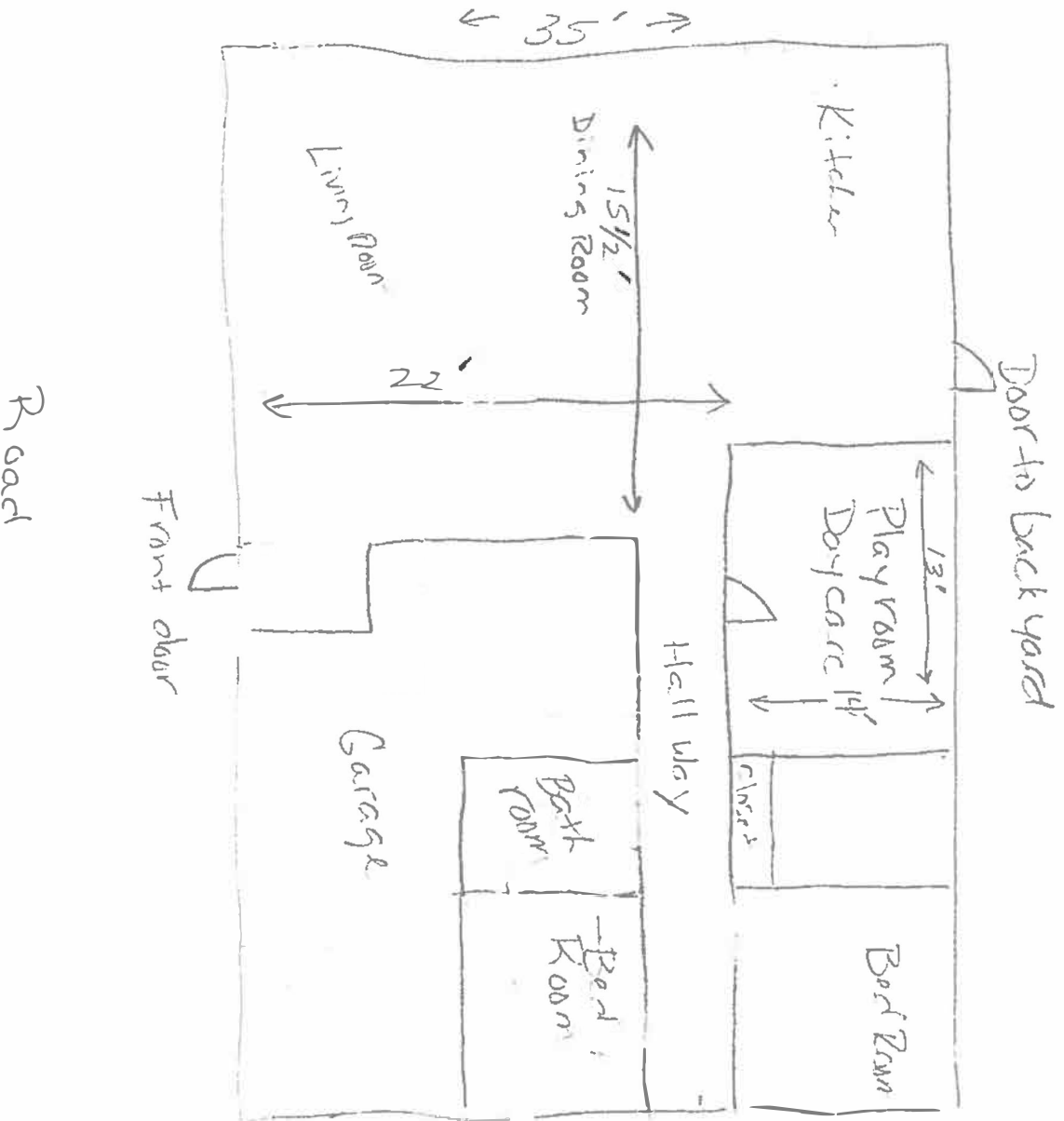
Julie Recker
 5115 Stimp Lane
 Mt Pleasant MI 48858
 Backyard

Road



Jane Recker
5115 Starry Lane
Mableton, GA 30156
House

182 sq ft
241
523 sq ft



AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: KIM SMITH

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cindy Slater, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Union Township Public Hearing Notice - Variance
NOTICE is hereby given that a Public Hearing will be held on Wednesday, August 7, 2019, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 21 required minimum lot area and width as required by the Union Township Zoning Ordinance 1991-5 as amended.
Requested by: Julie M. Recker. A dimensional variance from section 21.5.09' for lot width and 1.2555F for lot area in an R-2B District
Legal Description of property: T14N R4W SEC 34; COPPER ESTATES UNIT 26
This property is located at 5115 Stirrup Dr. Mount Pleasant, MI 48858
All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.
All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 Ext. 241.
Peter Gallinat, Union Twp. Planner
Published July 24, 2019

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun 07/23/19
morningstarpublishing.com 07/23/19



Sworn to the subscribed before me this 23rd July 2019

Tina M Crown
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226 Ad Id: 1843277 PO: Sales Person: 200308

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Peter Gallinat, Union Twp. Planner



The parcel outlined in GREEN is the subject parcel 5115 Stirrup Ln. The YELLOW border represents a 300ft radius around the subject property. Property owners within 300 feet of the subject property are sent notice of the variance request.



SELECT BANK
60 MONROE CENTER
GRAND RAPIDS, MI 49503

MILLER KEVIN & SAMANTHA
5126 STIRRUP LN
MOUNT PLEASANT, MI 48858

BAKER HERBERT E II
5113 BRIDLE LN
MOUNT PLEASANT, MI 48858

KLEIN STEVEN & JENNIFER
5143 BRIDLE LN
MOUNT PLEASANT, MI 48858

DILNO PAMELA M & ERIC R
5163 BRIDLE LN
MOUNT PLEASANT, MI 48858

CHAFFIN JOSHUA M & WENDI R
5245 BRIDLE LANE
MOUNT PLEASANT, MI 48858

CHAFFIN JOSHUA M & WENDI R &
5245 BRIDLE LN
MT PLEASANT, MI 48858

MOUNT PLEASANT LAND HOLDINGS
5889 VINTAGE GARDEN CT
LAS VEGAS, NV 89148

YOUNG JAMES C III & PATRICIA
3084 SADDLE LN
MOUNT PLEASANT, MI 48858

SPRATT CIARA
5100 BRIDLE LN
MOUNT PLEASANT, MI 48858

SELVIDGE JEREMY & KRISTIE
5120 BRIDLE LN
MOUNT PLEASANT, MI 48858

GAUGHAN TIMOTHY F & SHAWN M
5179 STIRRUP LANE
MOUNT PLEASANT, MI 48858

COLLINGS CASEY & NATALIA
5167 STIRRUP LANE
MOUNT PLEASANT, MI 48858

BEARD RYAN D &
5159 STIRRUP LN
MOUNT PLEASANT, MI 48858

DUTTON STEPHANIE E &
5145 STIRRUP LN
MOUNT PLEASANT, MI 48858

BOND JEREMY T & AMY
5133 STIRRUP LANE
MOUNT PLEASANT, MI 48858

RECKER JULIE M
5115 STIRRUP LANE
MOUNT PLEASANT, MI 48858

ROHRSEN MEGAN K &
5103 STIRRUP LN
MOUNT PLEASANT, MI 48858

BLUNT RACHEL & ANGERER BLUNT ASHLEY
3110 SADDLE LN
MOUNT PLEASANT, MI 48858

DUNAKIN MICHAEL & HEATHER
3115 SADDLE LN
MOUNT PLEASANT, MI 48858

DANDAN ELIZABETH & SAAR
3105 SADDLE LN
MOUNT PLEASANT, MI 48858