

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 November 6, 2019 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Ryan Buckley, Jake Hunter, Taylor, Taylor Sheahan-Stahl (7:02), and Tim Warner
Excused: Andy Theisen

Others Present

Peter Gallinat & Jennifer Loveberry

Approval of Minutes

Hunter moved Warner supported the approval of the October 2, 2019 minutes as presented.
Vote: Ayes: 3 Nays 0. Motion carried.

Correspondence / Board Reports

Township Planner reminder of ZBA Board expirations in December and introduced Ryan Buckley, Planning Commission Representative to the ZBA Board

Approval of Agenda

Hunter moved Buckley supported to approve the agenda as presented. **Vote: Ayes: 3 Nays 0. Motion carried.**

*Taylor Sheahan-Stahl arrived at 7:02 p.m.

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

Open – 7:02 p.m.

No comments were offered.

Closed – 7:02 p.m.

New Business

Other Business

A. Show Cause Hearing Location: 5116 Kay St / Owner: Richard Kerr / 14-064-00-004-00 / Violation regarding Section 8.4 Automobile or vehicle storage.

Township Planner stated that the property is zoned R-2B (One and Two Family, Medium Density Residential District. A complaint had been made and the Township Planner contacted the owner regarding outdoor storage of vehicles and trailers on a vacant residential property. This show cause hearing has been scheduled to allow the violator or his/her agent an opportunity to show why the provisions of the Ordinance should not be enforced.

Public Hearing – Open 7:08 p.m.

Greg Lambert, 1019 S. University – Stated that for the past 15-18 years, Mr. Kerr has allowed him to use the property at 5116 Kay St. to store his vehicles, snowmobiles, campers, and trailers. He also stated that he maintains the property in return for the usage to store his working and plated vehicles.

Richard Kerr, 1019 S. University – Shared photos with the ZBA of the vehicles / trailers parked on the property stating that they are not junk / immobile vehicles & trailers.

Closed 7:18 p.m.

Discussion by the ZBA Board.

Buckley moved **Sheahan-Stahl** supported recommending support of the complaint of outdoor storage of vehicles and trailers, finding the owner in violation and order that the violation be resolved in ninety (90) bringing the vacant property into compliance per section 8.4 of the current Zoning Ordinance. **Vote: Ayes: 4 Nays 0. Motion carried.**

B. 2019 ZBA report to the Planning Commission

Discussion / Review of the 2019 ZBA report to the Planning Commission by the Board.

Extended Public Comment

Open 7:41 p.m.

No comments were offered.

Closed 7:41 p.m.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 7:41 p.m.

APPROVED BY:



Jake Hunter –Secretary
Andy Theisen – Vice Secretary

(Recorded by Jennifer Loveberry)