



ZONING BOARD OF APPEALS
Regular Meeting
March 4, 2020
7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - January 20, 2020 Special ZBA Meeting
5. APPROVAL OF AGENDA
6. ELECTION OF OFFICERS PER BY ZBA RULES AND PROCEDURES
 1. Chairperson
 2. Vice Chairperson
 3. Secretary
 4. Vice Secretary
7. TRAINING WORK SESSION (Community and Economic Development Director)
8. PUBLIC COMMENT: Restricted to (3) minutes regarding any issue
9. 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	2/15/2023
3-Vice Chair	Denise	Webster	2/15/2020
4-Secretary	Alex	Fuller	2/15/2023
5-Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	James	Thering Jr.	2/15/2021
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- PC Rep	Ryan	Buckley	2/18/2021
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Taylor	Sheahan-Stahl	12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	Jim	Engler	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-BOT Representative	vacant seat		11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Ben	Gunning	11/20/2020
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2021
5	Robert	Bacon	1/13/2023
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	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2020
2 - PC Representative	Denise	Webster	8/15/2020
3-Township Resident	Sherrie	Teall	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2020
5 - Member at large	Connie	Bills	8/15/2021

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting Minutes

A special meeting of the Charter Township of Zoning Board of Appeals was held on January 20, 2020 at 6:00 p.m. at Union Township Hall.

Meeting was called to order at 6:16 p.m.

At the start of the meeting, the three regular ZBA members make a quorum; however, Township Planner explained to the applicant that all three regular members must vote in the affirmative for a motion to pass. The applicant requested the presence of the alternates to make a full board.

Roll Call

Present: Ryan Buckley (arrived 6:29 p.m.), Engler (arrived 6:21 p.m.) Judy Lannen, Liz Presnell, and Andy Theisen

Excused: Taylor Sheahan-Stahl

Others Present

Rodney Nanney, Community and Economic Director; Peter Gallinat, Township Planner; and Jennifer Loveberry, Administrative Assistant

Approval of Minutes

Lannen moved **Presnell** supported the approval of the January 7, 2019 minutes as presented.

Vote: Ayes: 3 Nays 0. Motion carried.

Correspondence / Board Reports

Township Planner, Gallinat shared upcoming available MAP Training to the ZBA members, reminding them per the bylaws to attend 1 training per 3-year term and referred to the Nine Golden Rules of Defensible Decision Making written by Rodney Nanney

Approval of Agenda

Presnell moved **Lannen** 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 – 6:20 p.m.

No comments were offered.

Closed – 6:20 p.m.

New Business

Short break to allow alternate Engler to arrive.

*Engler arrived 6:21 p.m.

- A. PZA-20-01 Interpretation of Text (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01

- B. PZA 20-02 Administrative Review (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01
- C. PVAR 20-01 Variance Request (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01

PUBLIC HEARING

Open 6:26 p.m. for Items A, B, and C

No comments were offered.

Closed 6:27 p.m.

*Buckley arrived 6:29 p.m.

A. **PZA-20-01 Interpretation of Text (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01**

Township Planner introduced and gave background history explaining that the applicant was previously granted a variance for additional freestanding signs and wall signs. The owner was previously permitted to replace two (2) non-conforming Billboards with one new LED Billboard. Lastly, the owner was previously denied a variance for additional freestanding sign (Peterbilt).

Applicant's representative, Marc McKellar, referenced the definition for "lot" found in Section 3.41 of the Zoning Ordinance. He also referenced that each unit has separate ownership and their own tax identification number all having their own different uses and is asking that the board find that each condominium unit is entitled to its own single business freestanding signage that is permitted, not to exceed one hundred (100) square feet.

Discussion was held by the ZBA members focusing on section 3.4.1 and condominium provisions.

Community and Economic Development Director, Nanney made mention to the board that the applicant only referenced part of section 3.4.1 and read the whole section in full to the board members pertaining to the definition of a "lot".

Engler moved **Presnell** supported to approve PZA 20-01 Interpretation of Text – McGuirk Mini Storage, located at 2046 Jen's Way, 14-020-20-001-01, determining that the applicant's definition of "lot", based on section 3.4.1 of the zoning ordinance, in the case of division of land on the basis of condominium ownership, "lot" shall also include the portion of the condominium project designed and intended for separate ownership and use as described in the master deed. **Vote: Ayes: 4 Nays 1. Motion carried.**

B. **PZA 20-02 Administrative Review (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01**

The applicant requested to withdraw PZA 20-02 Administrative Review.

C. PVAR 20-01 Variance Request (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01

The applicant is seeking a variance from the strict language of the Ordinance which, under the Board of Appeal's text interpretation for the term "lot", allows for, in this case, thirteen separate freestanding signs totaling 941 sf, and thirteen separate wall signs totaling 1294 sf. Specifically, the applicant is requesting that they 1) be allowed to use the 941 sf in six signs instead of thirteen. This would include: a) two multi-sign signs of 300 square feet on M-20, b) two 90 sf freestanding signs on Remus Road, c) one existing 144 sf sign on Jens Way, and d) one 17 sf sign at the intersection of Jen's Way and Lexi Lane; 2) they are requesting that they be allowed to shift the allocation of the 1294 sf of wall signage to the following locations on the building: a) NE Corner 150 sf, b) NW Corner 1 SO sf, c) SW Corner 150 sf, d) SE Corner 150 sf, e) Remus Road - one at 50 sf and one at 49 sf, f) Jen's Way - two at 200 sf, two at 50 sf, and one at 75 sf, and g) Lexi Lane - two at 50 sf; and 3) that they be granted a 17-foot height variance for the two proposed two multi-sign signs of 300 square feet on M-20.

Discussion was held by the ZBA members, which included reviewing section 5.8.c.1a-e.

Applicant's representative, Marc McKellar, clarified that the future sign is part of the requested variance.

Community and Economic Development Director, Nanney mentioned that there has been a lot of discussion about area and the number of signs; however, there has not been any discussion about the sign height variance they are asking for that is seventeen (17) additional feet and whether or not the additional height meets the criteria for granting this variance.

Engler moved **Presnell** supported to grant variance PVAR 20-01, from section 11.11 signage allotment business districts, the ZBA determined the large scale of the condominium development project to be a special condition (5.8.c.1.a) with the following additional conditions: 1) that the applicant use the proposed cluster formation rather than the allowed thirteen (13) free standing signage, not exceeding the sign requirements for the proposed signage and 2) that Township Planner audit allowed square feet of proposed signage that the applicant included in the packet for accuracy. **Vote: Ayes: 4 Nays 1. Motion carried.**

Other Business

Engler moved **Lannen** supported to cancel the February 5, 2020 ZBA meeting, as there are no Agenda Items. **Vote: Ayes: 5 Nays 0. Motion carried.**

Extended Public Comment

Open 8:05 p.m.

No comments were offered.

Closed 8:06 p.m.

Final Board Comment

Buckley commented on zoning rewrite.

Adjournment

Chair Theisen adjourned the meeting at 8:08 p.m.

APPROVED BY:

Taylor Sheahan-Stahl –Secretary
Judy Lannen – Vice Secretary

(Recorded by Jennifer Loveberry)

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