

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on June 5, 2013.

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

**Roll Call**

**Lyon, Warner, Newland, Henley, Strachen** present.

**Others Present**

**Woody Woodruff , Randy Robinson, Larry Sommer**

**Approval of Minutes**

**Warner** moved, **Lyon** supported to approve as presented the December 5, 2012 – regular meeting minutes. **Ayes: All. Motion carried.**

**Correspondence**

No correspondence was offered.

**Appointing of Officers**

**Newland** moved to re-appoint current officers, **Henley** supported.

**Appointed: Warner** – Chair, **Henley** – Secretary

**Newland** moved to elect **Lyon** as the Vice Chair, **Strachen** supported. **Ayes: All. Motion carried.**

**Approval of Agenda**

**Newland** moved **Henley** supported to approve the agenda. **Ayes: All. Motion carried.**

**Public Comment**

No comments were offered.

**NEW BUSINESS**

- 1.) **VRS - 1679: A 10 foot variance from Section 11.11.C Side Yard setback, to allow for a sign 10 feet from a side property line. Location: 4639 E Pickard Rd. Owner: SPAN Properties.**

Chris Christenson of Mid Michigan Signs requested a variance to allow for a sign 10 feet from the side property line. This is an after the fact request. Applicant explained difficulty placing sign conforming to side yard setback due to underground storm water and utilities.

**Public Comment**

No Public Comment was offered.

**Newland** moved to approve the variance as presented due to practical difficulty. **Strachen** supported. **Ayes: All. Motion carried.**

**2.) VRO – 1680: A variance of one or two occupants, per side, per duplex. Owner: Wieczorek, Steven**

Steve Wieczorek requested a variance to allow up to 5 occupants per unit at addresses 3093, 3095, 3115, 3151, 3153, 3165, 3167 South Lincoln Road and allow up to 4 occupants per unit at 3205 and 3207 South Lincoln Road.

**Randy Robinson**, the Township's Building Official stated there were no code violations in these duplexes. He stated there can be no parking on the driveway going into the complex due to Fire Department requirements. **Larry Sommer**, the Township's Rental Inspector stated there was plenty of room to accommodate the request.

**Public Comment**

**Margie Henry**, the Township's Clerk supported **Randy Robinson** and **Larry Sommer's** expertise on the subject and wanted to comment that Steve Wieczorek did a good job presenting his request.

A letter from Melissa Whitefoot of 3315 S Lincoln opposed the variance due to the noise issue in the area.

A letter from Curt Utterback of 3397 S Lincoln opposed the variance due to the high student population, noise, and garbage issues.

**Newland** moved to approve the variance as presented due to the special circumstances of the duplexes being in a high density area with student apartments, commercial property and industrial surroundings. **Strachen** supported. **Ayes: All. Motion carried.**

**3.) VRO – 1682: A variance of one occupant in a single family dwelling to allow four occupants. Owner: Jakeway, William II**

William Jakeway, the owner of the single family dwelling, requested a variance to allow 4 occupants to rent this home.

**Randy Robinson** stated this home will accommodate the 4 unrelated persons in the home due to the rental review.

**Public Comment**

Don Wentworth of 1200 E Remus Road opposed the variance and would like the property owner to put up a fence so cars would not park on his property.

Kathy Martin of the Deer Run subdivision stated civil issues such as noise and trespass need to be addressed to the police.

**Newland** moved to approve the variance as requested due to distance to other homes and sufficient parking. **Henley** supported. **Ayes: All. Motion carried.**

**4.) VRO – 1682: A variance of one occupant in a single family home to allow four occupants. Owner: Ames, Marcene, Steven & Pamela**

No representative was at the meeting.

**Larry Sommer** explained the layout of the home stating it could accommodate 4 occupants because there is full bedroom with a bathroom in the unfinished basement.

**Public Comment**

Doug Rustin of 5081 Silverberry opposed the variance due to garbage and overall poor condition of the house. They also brought a petition signed by the neighbors stating their opposition to the variance.

Eric Cronstrom of 5028 Silverberry opposed to the variance due to the garbage, sump pump smell and overall negligence of the property

A letter was received regarding an overload of traffic in the area

**Henley** motioned to deny the variance due to no special circumstances. **Newland** supported. **Aye: none. Nays: All. Motion denied.**

**5.) A variance to allow for a 50 square foot off premise directional sign in a B7 (Retail and Service Highway Business) Zone. Owner of Sign: Mid Michigan Community College. Owner of Property: Consumers Energy.**

Jessie Gordon of Mid Michigan Community College requested a variance to put a directional sign (an arrow) on Consumers Energy property (with their approval) explaining how to get to the new location of the college.

**Public Comment**

No public comment was offered.

**Newland** motioned to approve the variance as presented based on public interest and traffic safety. **Strachen** supported. **Ayes: All. Motion approved.**

**6.) VRO – 1684: A variance of two occupants in a single family home to allow five occupants in a B5 zone. Owner: Lapoe, Michael & Kathleen.**

Michael Lapoe called **Woodruff** to explain he was unavailable to be at the meeting due to being out of town.

**Woodruff** explained this property is in a commercial zone and has natural features surrounding it.

**Randy Robinson** stated there were no violations on this property.

**Public Comment**

No public comment was offered.

**Henley** motioned to approve the variance as presented due to special circumstances of the property being located in a commercial zone, the rental review, and the separation of the property. **Lyon** supported. **Ayes: All. Motion approved.**

**7.) VRO – 1685: A variance of 1 occupant per unit to allow for 4 occupants per unit in a duplex in an R2A zone. Owner: Kieft, Adam & Allison.**

Aaron Keift, the owner of the property requested a variance due to the location of the property to the university. This duplex was built and bought as rental housing and he would like to utilize the property to its maximum potential.

**Larry Sommer** stated there were no violations on this property.

**Public Comment**

John Smith of 4591 S Crawford wanted to know where the property was located and was opposed to the variance because he doesn't think Crawford Road needs any more student housing on it.

Jerry Frively of 4575 S Crawford was opposed to the variance because there are already problems in this area with noise and parties.

**Newland** motioned to approve the variance as presented due to the proximity to CMU, the rental review and the major road the property is located on. **Strachen** supported. **Ayes: Newland, Warner, Strachen. Nah: Lyon, Henley. Motion approved.**

**8.) VRO – 1686: A variance of 1 occupant per unit to allow for 4 occupants per unit in a duplex in an R2A (one and two family) zone. Owner: Drop Tine Properties, LLC.**

Kent Russell and Justin Russell, owners of the property requested a variance to accommodate the full capacity of the units.

**Randy Robinson** and **Larry Sommer** explained the unusual layout of the home and the ability for it to accommodate 4 occupants per unit after installing two fire resistant doors.

**Public Comment**

Jerry Frively of 4575 S Crawford was opposed to the variance because he doesn't want to see more student housing in the area.

John Smith of 4591 S Crawford was opposed to the variance because he thinks there are too many students on Crawford already.

**Henley** motioned to approve the variance as presented due to the proximity to CMU, the rental review, the major road the property is located on. **Strachen** supported. **Ayes: Strachen, Warner, Henley. Nays: Newland, Lyon. Motion approved.**

**Extended Public Comment**

No extended Public comment was offered.

**Other Business**

No other business was offered.

**Adjournment**

**The Chair adjourned the meeting at 10:26 p.m.**

**APPROVED BY:**

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**Mary Henley, Secretary**

*(Recorded by Kathy Lee)*