

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on May 3, 2023, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present:

Barz, Brown, Coyne, Loose, and Presnell

Excused:

Buckley

Others Present

Rodney Nanney, Community and Economic Development Department Director, Peter Gallinat, Zoning Administrator, and Tera Green, Administrative Assistant

Approval of Agenda

Brown moved Barz supported to approve the agenda as presented. Vote: Ayes: 5. Nays 0. Motion carried.

Correspondence / Board Reports

None

Approval of Minutes

Coyne moved Loose supported to approve the March 1, 2023 regular meeting minutes 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.

New Business

- A. **PVAR23-01 Request from James Recker for an eight (8) inch height variance from the requirements of Section 7.5.C.3 of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the SW ¼ of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet.**
 - a. Updates from staff and the applicant
 - b. Public Hearing
 - c. Questions from Board of Appeals members
 - d. Board of Appeals deliberation and action (approved, deny, approve with conditions, postpone action)

Nanney introduced the PVAR23-01 Application for an eight (8) inch height variance for a detached accessory building located at 5401 S. Lincoln Road that was built without a permit. The applicant is requesting that it remain in place with modifications by the owner to reduce the total floor area by 300 square feet.

Discussion by the Board.

Public Hearing

Open: 7:10 p.m.

No comments were offered

Closed: 7:10 p.m.

Deliberation by the Board.

Barz moved **Brown** supported to approve the PVAR23-01 request for an eight (8) inch height variance from the requirements of Section 7.5.C.3 of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the southwest quarter of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet, finding that the variance is consistent with the standards for review in Section 14.4.K.1 of the Zoning Ordinance, and recognizing that:

1. This is the minimum necessary action based on the applicant's proposal to remove 300 square-feet of the total floor area, and
2. This is not self-created because potential challenges related to COVID19 could have created or exacerbated the confusion that led to the violations.

Vote: Ayes: 5. Nays 0. Motion carried.

Other Business

Extended Public Comment: Restricted to 5 minutes regarding any issue.

Open: 7:26 p.m.

No comments were offered.

Closed: 7:26 p.m.


Final Board Comment

N/A

Adjournment

Chair Presnell adjourned the meeting at 7:26 p.m.

APPROVED BY:



Eric Loose – Secretary

(Recorded by Tera Green)