

**FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY April 10, 2019**

Meeting was called to order at 7:00 PM

ROLL CALL:	Ignazio Cuccia	Peggy Barton
	Hedwig Kaufman	
	Robert Polk	Daniel Weder-Absent

Also present:

Joseph Lehmann, Building Official
Cindy Allor, Recording Secretary
Mr. P. Patel
2 citizens

The Pledge of Allegiance was said by members and attendees.

ITEM NO.1 AGENDA APPROVAL

MOTION

Moved By: Peggy Barton	Supported By: Hedwig Kaufman	MUC
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A motion was made to approve the agenda.

ITEM NO. 2 APPROVE MINUTES FROM MARCH 13, 2019

MOTION

Moved By: Peggy Barton	Supported By: Hedwig Kaufman	MUC
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A motion was made to approve the minutes of the March 13, 2019 meeting as presented.

Board member Hedwig Kaufman read the legal notice published in the Monroe Evening News on March 22, 2019.

MOTION

A motion was made to place on file the legal notice.

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

MOTION

Moved By: Ignazio Cuccia

Supported By: Hedwig Kaufman

MUC

A motion was made to amend the agenda to hear the request of Buddy One LLC ahead of Power Home Solar for the reason that that applicant is not present and it will allow them an opportunity to arrive and still have their case heard.

ITEM NO.3 Buddy One LLC regarding ID# 07 087 005 00 which is located at 1440 North Dixie Highway Monroe, MI 48162. The Applicant has requested a variance from the requirements of Township Zoning Ordinance No. 200, Section 21.00 Schedule of Regulations. The Applicant wishes to construct an 80 foot high hotel exceeding the maximum allowable height of 25 feet in a C-3 zoning district. This request is to renew a previously granted variance.

Chairman Polk opened the public hearing.

Mr. Patel presented on behalf of Buddy One LLC. Mr. Patel stated this request was to extend the previously granted variance.

The Board members reviewed the previously granted variance.

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

A motion was made to close the public hearing.
The members discussed the case.

MOTION

Moved By: Peggy Barton

Supported By: Hedwig Kaufman

MUC

A motion was made to grant the extension of the variance for the same reasons the variance was previously granted with the conditions as previously granted for a period of 1 year, expiring on April 10, 2020.

Roll call vote: Ignazio Cuccia- Y Hedwig Kaufman- Y Peggy Barton-Y Robert Polk-Y

4-Yes votes 0-No votes

MUC

ITEM NO.4 Peter Denicola regarding ID# 07 006 008 10 which located at 8638 Exeter Road Carleton, MI 48117. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Section 4.45.2(f). Number of Detached Accessory Structures.

Chairman Polk opened the public hearing. There was not a representative for Power Home Solar in attendance.

The Board members discussed the case.

There were no comments from the public. However the homeowners were present and stated that the company has not contacted them in 9 months and that this job was supposed to be complete in November of 2018 and that they are no longer requesting the variance.

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

A motion was made to close the public hearing.

MOTION

Moved By: Hedwig Kaufman

Supported By: Peggy Barton

MUC

A motion was made to deny the variance for the reason that the applicant was not present, property owners indicate that they no longer want the solar structure installed on the property and the request does not meet the requirements of Article 31.

Roll call vote: Ignazio Cuccia-Y Peggy Barton-Y Hedwig Kaufman-Y Robert Polk-Y

4-Yes votes 0- No votes

ITEM NO. 5 Peter Denicola regarding ID# 07 887 128 00 which is located at 4364 S Lake Newport, MI 48166. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Section 4.45.5(j)(i). Detached accessory structures must be located in rear yard.

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton MUC

A motion was made to open the public hearing.

There was not a representative for Power Home Solar in attendance.

The Board members discussed the case.

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton MUC

A motion was made to close the public hearing.

MOTION

Moved By: Peggy Barton Supported By: Hedwig Kaufman MUC

A motion was made to deny the variance for the reason that the applicant was not present and the request does not meet the requirements of Article 31.

Roll call vote: Ignazio Cuccia-Y Peggy Barton-Y Hedwig Kaufman-Y Robert Polk-Y

4-Yes votes 0- No votes

ITEM NO. 6 OLD BUSINESS

None to report

ITEM NO.7 NEW BUSINESS

Ignazio Cuccia and Building Official Joseph Lehmann updated the Board on the Ordinance pertaining to no extension requests allowed versus reapplying to the Board for a new variance.

ITEM NO. 8 BOARD COMMENTS

None to report

ITEM NO.9 ADJOURMENT

Motion By: Ignazio Cuccia

Supported By: Hedwig Kaufman

MUC

Meeting adjourned at 7:49 PM