

**FRENCHTOWN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY December 13, 2017  
7:00 PM**

Meeting was called to order at: 7:01 PM

**ROLL CALL:**            Jack Lindquist                            Daniel Weder  
                              Robert Polk                                 Ronald George-ZBA alternate

**ABSENT:**                Ignazio Cuccia                            Peggy Barton

**Also present:**

Cindy Allor, Recording Secretary  
Joseph Lehmann, Frenchtown Building Official  
Richard Blasey-Civil Engineer Bergman  
Jim and Mary Jo Ryan  
2 interested citizens

The Pledge of Allegiance was said by members and attendees.

**ITEM NO. 1 AGENDA APPROVAL**

**MOTION**

Moved By: Jack Lindquist                            Supported By: Ronald George                            MUC

A motion was made to approve the agenda.

**ITEM NO. 2 Review/Approve MINUTES OF October 11, 2017 MEETING**

**MOTION**

A motion was made to approve the minutes of the October 11, 2017 meeting.

Moved By: Daniel Weder    Supported By: Jack Lindquist                            MUC

Vice Chairman Daniel Weder read the legal notice published in Monroe Evening News on November 27, 2017. Forty-One (41) property owners were notified for ITEM NO 3 Regarding Parcel# 079-027-00 which is located at the Northeast corner of Telegraph and Mall Road.

**MOTION**

A motion was made to place notice on file.

Moved By: Daniel Weder

Supported By: Jack Lindquist

MUC

**ITEM NO. 3 Pacifica Companies** regarding ID#079-027-00 which is located at the Northeast corner of Telegraph and Mall Road. The Applicant has requested a 16 foot variance from the required 20ft setback requirement specified in Article 21.00 Schedule of Regulations of Frenchtown Township Zoning Ordinance No. 200 to construct a new commercial structure.

Chairman Robert Polk opened the public hearing. Richard Blasey presented the case to Board members.

Board members reviewed submittal documents and asked questions. Mr. Blasey answered any questions.

Mr. George asked for clarity as to setback as Mr. Blasey stated it was a 4 foot setback and site plan states 5 foot. Mr. Blasey confirmed it being 5 foot.

Mr. George inquired about the power pole located in the area shown as Wetland on the site plan. Mr. Blasey stated he had an onsite visit with the DEQ representative. The representative informed Mr. Blasey this should not have been allowed per DEQ requirements. Mr. Blasey stated this was done before the Pacifica Bergman project.

**MOTION**

Moved By: Daniel Weder

Supported By: Jack Lindquist

MUC

A motion was made to open the public discussion.

Chairman Robert Polk opened the floor for public discussion.

There were no comments from the public.

## **MOTION**

Moved By: Daniel Weder

Supported By: Jack Lindquist

MUC

A motion made to close the public hearing.

The members discussed the case.

## **MOTION**

Moved By: Daniel Weder

Supported By: Jack Lindquist

MUC

A motion was made to grant the requested variance for the reason that it does meet the requirements of Article 31.

Roll call vote: Jack Lindquist- YES Ronald George-YES Robert Polk- YES Daniel Weder- YES  
4-Yes votes 0 -No votes

The variance as granted is only valid for the period of 1 year, expiring December 13, 2018.

Vice Chairman Daniel Weder read the legal notice published in Monroe Evening News on November 27, 2017. Forty-One (41) property owners were notified for ITEM NO 4 Regarding Parcel# 07 935 113 00 which is located at 3869 Nelson Newport MI 48166.

- **ITEM NO. 4** Mary Jo Ryan regarding ID# 07 935 113 00 which is located at 3869 Nelson Newport MI 48166. The Applicant is requesting approval to reconstruct a non-conforming structure that has been damaged by more than 60% of the fair valuation of the entire building. Frenchtown Charter Township Zoning Ordinance No. 200, Section 5.04.

Chairman Robert Polk opened the public hearing. Jim and Mary Jo Ryan presented the case to Board members.

Board members reviewed submittal documents and asked questions. Mr. and Mrs. Ryan answered questions.

Board members asked the applicants for clarification of scope of work that was originally intended versus present condition of house.

Mr. Ryan stated he felt the scope of work was incorrectly reviewed and reflected in current permit.

**MOTION**

Moved By: Daniel Weder

Supported By: Jack Lindquist

MUC

A motion was made to open the public discussion.

Chairman Robert Polk opened the floor for public discussion.

There were no comments from the public.

**MOTION**

Moved By: Robert Polk

Supported By: Ronald George

MUC

A motion made to close the public hearing.

The members discussed the case.

**MOTION**

Moved By: Ronald George

Supported By: Jack Lindquist

A motion was made to grant the requested variance for the reason that it does meet the requirements of Article 31: with the condition that the variance is approved based on the build out using existing footprint and foundation, must meet Zoning ordinance requirements, must pull new permit, and update any necessary paperwork.

**MOTION**

Moved By: Ronald George

Supported By: Jack Lindquist

Roll call vote: Jack Lindquist- YES Ronald George-YES Robert Polk- NO Daniel Weder- YES  
3-Yes votes 1-No votes

The variance as granted is only valid for the period of 1 year, expiring December 13, 2018.

**ITEM NO.5 OLD BUSINESS**

None to report

**ITEM NO.6 NEW BUSINESS**

None to report

**ITEM NO.7 BOARD COMMENTS**

Members inquired about the status of Angelo's Sport Bar. The Building Official updated members on the status.

**ITEM NO.8 ADJOURMENT**

Motion By: Robert Polk

Supported By: Daniel Weder

MUC

Meeting adjourned at: 7:57 PM