FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES
WEDNESDAY June 8, 2016
7:00 PM

Meeting was called to order at 7:00PM

ROLL CALL:	Jack Lindquist	Daniel Weder
	Ignazio Cuccia	Peggy Barton
	Robert Polk	

Also present:
Cindy Allor, Recording Secretary
Joseph Lehmann, Frenchtown Building Official
Sue Iott-Garrison, Frenchtown Assessor
James S. Jacobs
Alice Beckham,citizen
Jason Harmon, citizen
9 citizens

ITEM NO. 1 AGENDA APPROVAL

MOTION

Moved By: Peggy Barton Supported By: Jack Lindquist

A motion was made to approve the agenda. MUC

ITEM NO. 2 Review/Approve MINUTES OF May 11, 2016 MEETING

MOTION

A motion was made to approve the minutes of the May 11, 2016 meeting.

Moved By: Peggy Barton Supported By: Jack Lindquist

MUC

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on May 23, 2016.Twenty-Four (24) property owners were notified for ITEM NO 3 Regarding Parcel# 005-023-40 which is located at 1850 Toben Road Newport, MI 48166.

MOTION

A motion was made to place notice on file.

Moved By: Ignazio Cuccia Supported By: Peggy Barton

MUC

ITEM NO. 3 Jason Harmon regarding Parcel ID# 07 005-023-40 which is located at 1850 Toben Road Carleton, MI 48117. The applicant has requested the following two variances to construct a pole barn.

Section 7.04.13(A)

1. On a lot less than 5 acres. Section 7.04.13(A) (a)
2. Closer to the dwelling than the required 100 feet. 7.04.13(A) (e)

The applicant is requesting two (2) variances from the requirements of Township Zoning Ordinance No. 200 Section 7.04.13(A).

Chairman Robert Polk opened the public hearing. Mr. Harmon gave his presentation to Board members. Board members reviewed submittal documents and asked questions. Mr. Harmon answered any questions.

MOTION

Moved By: Ignazio Cuccia Supported By: Daniel Weder MUC

To accept and place on file the following correspondence:

- One (1) letter of several neighbors support for proposed variances.

Chairman Robert Polk opened the floor for public discussion.

A neighbor, Denise spoke in support of the Harmon's proposed variances.

Mr. Hoffman, Frenchtown resident also spoke in support of the proposed variances.

MOTION

Moved By: Peggy Barton Supported By: Daniel Weder MUC

A motion made to close the public hearing.

The members discussed the case.

Building Official Joseph Lehmann provided clarity on the number of buildings allowed on a property.

Mr. Lehmann stated Mr. Harmon's property currently has 2 garages, 1 attached, 1 detached.

Secretary Cuccia asked Mr. Harmon if he would be willing to demolish the current detached garage if the variances are approved. Mr. Harmon expressed a desire to have detached garage remain on property.

MOTION

Moved By: Ignazio Cuccia Supported By: Daniel Weder MUC

A motion was made to deny variances for the reason that they do not meet the requirements of Article 31.

Roll call Robert Polk-No Ignazio Cuccia-Yes Peggy Barton-Yes Jack Lindquist-Yes Daniel Weder-Yes
4-Yes Votes 1-No Vote

ITEM NO. 4 James S. Jacobs representing House of Prayer & Christian Wellness Center regarding Parcel ID# 532-001-00 which is located at 5080 N Stoney Creek Monroe, MI 48162.

The applicant has requested the following two (2) variances in order to divide parcel into two:

1. To have a church located on a lot less than the required four (4) acres. Section 8.03.3(b)
2. To have a church located closer than 100 feet from any adjacent residentially zoned property. Section 8.03.3(e)

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on May 23, 2016. Twelve (12) property owners were notified for ITEM NO 4 Regarding Parcel# 532-001-00 which is located at 5080 N Stoney Creek Monroe, MI 48162.

MOTION

A motion was made to place on file.

Moved By: Ignazio Cuccia Supported By: Daniel Weder MUC

Chairman Robert Polk opened the public hearing. James Jacobs gave his presentation to Board members.

MOTION

Moved By: Daniel Weder Supported By: Peggy Barton MUC

To accept and place on file the following correspondence:

- Preliminary Site Plan
- Township Planner's Report

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

Chairman Robert Polk opened the floor for public discussion.

No comments from the public.

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton MUC

A motion made to close the public hearing.

The members discussed the case.

MOTION

Moved By: Ignazio Cuccia Supported By: Jack Lindquist MUC

A motion was made to grant variances for the reason that they do meet the requirements of Article 31.

MOTION

Moved By: Ignazio Cuccia Supported By: Jack Lindquist MUC

A motion was made to refer the matter raised by the variance granted in the previous motion to the Planning Commission for consideration which is whether the provisions in the zoning ordinance itself which state that a church in a residential district must be located more than 100 feet from an adjacent dwelling or a residentially zoned property should be corrected.

ITEM NO 5 Alice Beckham/Trustee regarding Parcel ID# 07 967-012-00 which is located at 1750 Hemlock Monroe, MI 48162. The applicant has requested the following two variances in order to be able to apply to divide one lot into two.

1. To allow the lot width to be less than the required 80 feet. Article 21.00.
2. To allow the house to be closer to the side lot line than the required 10 feet. Article 21.00.

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on May 23, 2016. Twenty –Five (25) property owners were notified for ITEM NO 5 Regarding Parcel# 967-012-00 which is located at 1750 Hemlock Monroe, MI 48162.

MOTION

A motion was made to place on file.

Moved By: Ignazio Cuccia Supported By: Jack Lindquist MUC

Chairman Robert Polk opened the public hearing.

Sue Iott-Garrison gave her presentation to Board members.

Board members reviewed submittal documents and asked questions. Ms. Garrison answered any questions.

Chairman Robert Polk opened the floor for public discussion.

Nancy, Frenchtown resident/neighbor spoke in favor of the proposed variances.

Mr. Hoffman, Frenchtown citizen also spoke in favor of proposed variances.

MOTION

Moved By: Ignazio Cuccia Supported By: Daniel Weder MUC

A motion made to close the public hearing.

The members discussed the case.

MOTION

Moved By: Peggy Barton Supported By: Jack Lindquist MUC
A motion was made to grant variances for the reason that they do meet the requirements of Article 31.

Roll call Robert Polk-Yes Ignazio Cuccia-No Peggy Barton-Yes Jack Lindquist-Yes Daniel Weder-Yes
4-Yes Votes 1-No Vote

The variances as granted are only valid for the period of 1 year, expiring on June 8, 2017.

ITEM NO.6 OLD BUSINESS
Joe Lehmann responded to question from Board members on status of North Monroe Greenhouse. Mr. Lehmann stated the Township has pulled the lien from the property.

ITEM NO.7 NEW BUSINESS
Peggy Barton asked for clarity on the project at the Mall of Monroe. Joe Lehmann confirmed the project is the Phoenix Theatre expansion.

ITEM NO. 8 BOARD COMMENTS
Ignazio Cuccia updated Board members that the Planning Commission is continuing working on the current Sign Ordinance.

ITEM NO.9 ADJOURMENT

Motion By: Jack Lindquist Supported By: Daniel Weder MUC

Meeting adjourned at : 8:32 PM