

MOTION

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

Moved By: Ignazio Cuccia

Supported By: Daniel Weder

MUC

ITEM NO. 3 Allied Signs representing Verizon regarding Parcel ID# 808-003-00 which is located at 2121 Mall Road Monroe, MI 48162. The Applicant has requested a variance from the maximum letter size for a secondary wall sign as stated in Section 25.03.2-3(3) of the Frenchtown Township Zoning Ordinance No. 200. The applicant would like to install a sign with a letter size of 21 inches exceeding the maximum size of 12 inches.

MOTION

A motion was made to move this item to #7 to see if a representative arrives to present the case.

Moved By: Peggy Barton

Supported By: Daniel Weder

MUC

ITEM NO. 4 Metro Detroit Signs representing Five Below regarding Parcel ID# 808-003-00 which is located at 2117 Mall Road Monroe, MI 48162. The Applicant has requested a variance from the maximum letter size for a primary wall sign as stated in Section 25.03.2-3(3) of the Frenchtown Township Zoning Ordinance No. 200. The applicant would like to install a sign with the letter size of 48 inches exceeding the maximum size of 27.5 inches.

MOTION

A motion was made to accept and place on file the following correspondence:

An email letter requesting to table this case until the November 9, 2016 ZBA meeting was presented.

Moved By: Ignazio Cuccia

Supported By: Jack Lindquist

MUC

ITEM NO 5 Gerald & Patricia Iott regarding Parcel ID# 046-003-00 which is located at 343 Heiss Road Monroe, MI 48162. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Section No 7.04.13 (a) (a) The applicant would like to create a parcel of less than five acres requirement and retain a pole barn located on the proposed new parcel.

Chairman Robert Polk opened the public hearing. Chairman Robert Polk opened the public hearing.

Gerald Iott gave his presentation to Board members.

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

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

A motion made to open the public hearing.

Building Official Joseph Lehmann provided clarity regarding the question if the lot is currently being considered a non-conforming lot.

Chairman Robert Polk opened the floor for public discussion.

Susan lott-Garrison spoke in favor of granting the variance.

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 variance to allow a pole barn on a parcel of less than 5 acres for the reason that the request meets the requirements of Article 31.

The variance as granted is only valid for the period of 1 year, expiring on October 12, 2017.

ITEM NO.6 Kim Semran regarding Parcel ID# 873-053-00 which is located at 1455 Sunrise Blvd Monroe, MI 48162. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Article 21.00 Schedule of Regulations. The applicant would like to construct a screened in room (29) twenty nine ft. from the rear property line. The minimum rear yard setback in an R-1B zoning district is 40 ft.

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on September 26, 2016. Sixteen (16) property owners were notified for ITEM NO 5 Regarding Parcel# 046-003-00 which is located at 343 Heiss Road Monroe, MI 48162.

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on September 26, 2016. Thirty-Seven (37) property owners were notified for ITEM NO 6 Regarding Parcel# 873-053-00 which is located at 1455 Sunrise Blvd Monroe, MI 48162.

MOTION

A motion was made to place notice on file.

Moved By: Ignazio Cuccia

Supported By: Daniel Weder

MUC

Chairman Robert Polk opened the public hearing.

Kim Semran gave his presentation to Board members.

Board members reviewed submittal documents and asked questions. Mr. Semran answered any questions. Mr. Ridner also provided input for Board members.

Chairman Robert Polk opened the floor for public discussion.

Building Official Joseph Lehmann provided clarity on this lot size. He also stated the lot is currently considered a conforming lot.

MOTION

Moved By: Ignazio Cuccia

Supported By: Jack Lindquist

MUC

A motion was made to grant variance to construct a screened in room (29) twenty nine ft. from the rear property line. The minimum rear yard setback in an R-1B zoning district is 40 ft. for the reason that the request meets the requirements of Article 31.

The variance as granted is only valid for the period of 1 year, expiring on October 12, 2017.

ITEM NO.7 Allied Signs representing Verizon regarding Parcel ID# 808-003-00 which is located at 2121 Mall Road Monroe, MI 48162. The Applicant has requested a variance from the maximum letter size for a secondary wall sign as stated in Section 25.03.2-3(3) of the Frenchtown Township Zoning

Ordinance No. 200.The applicant would like to install a sign with a letter size of 21 inches exceeding the maximum size of 12 inches.

Chairman Robert Polk opened the public hearing.

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

A motion made to open the public hearing.

Chairman Robert Polk opened the floor for public discussion.

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: Ignazio Cuccia

Supported By: Daniel Weder

MUC

A motion was made to deny variance for the reason that it does not meet the requirements of Article 31.

ITEM NO.8 OLD BUSINESS

ITEM NO.9 NEW BUSINESS

ITEM NO. 10 BOARD COMMENTS

ITEM NO.10 ADJOURMENT

Motion By: Ignazio Cuccia

Supported By: Daniel Weder

MUC

Motion to Adjourn the meeting at 8:09 PM.

