

**FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES
TUESDAY, February 10, 2016
7:00 PM**

Meeting was called to order at 7:00 pm.

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

Also present:

Carmen Kolakowski, Recording Secretary
Joseph Lehmann, Frenchtown Building Official
Jeff Lockard, Applicant for Parcel ID. 528-010-60
Alan Roberts, Neighbor for Parcel ID. 528-010-60
2 interested persons from the public

ITEM NO. 1 Appoint Chairman for meeting

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton

A motion was made to appoint Robert Polk as Chairman for meeting. MUC

ITEM NO. 2 Agenda Approval

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton

A motion was made to approve the agenda as presented. MUC

ITEM NO. 3 Election of Officers for the Year 2016.

MOTION

Moved By: Ignazio Cuccia Supported By: Peggy Barton

A motion was made to elect the current slate of officers to the same positions for the year 2016 and to close the nominations: that being Robert Polk, Chariman, Dan Weder, Vice Chairman, Ignazio Cuccia Secretary.

MUC

ITEM NO. 4 Review/Approve MINUTES OF January 5,2016 MEETING

MOTION

Moved By: Peggy Barton
MUC

Supported By: Jack Lindquist

A motion was made to approve the minutes of the January 5, 2016 meeting as presented. MUC

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on January 25, 2016. Nine (10) property owners were notified for ITEM NO 4 Regarding Parcel# 07 528 010 60 which is located at 4611 Pointe Aux Peaux, Newport, MI 48166.

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

A motion was made to place legal notice on file as read by Mr. Cuccia. MUC

ITEM NO. 5 LOCKARD Regarding Parcel# 07 528 010 60 which is located at 4611 Pointe Aux Peaux, Newport, MI 48166

Chairman Robert Polk opened the public hearing. Jeff Lockard gave his presentation to Board members. The applicant is requesting one (1) variance from the requirements of Township Zoning Ordinance No. 200 Section 8.04.12 (a) Height-No fence shall hereafter be erected on a lot in excess of six (6) feet or less than three (3) feet in height above the grade of the surrounding land.

Mr. Lockard clarified that he is requesting a wind barrier not a fence, even though it is being called a fence by everyone. It is necessary for him to have the 10 foot tall "wind barrier" in order to block debris and dust, especially when he has the doors open on his pole barn. He further stated that a shorter barrier was not aesthetically pleasing and he is trying to keep the property looking nice and clean. Mr. Lockard also expressed that due to the area being Agricultural it posed no issues with the neighbors. Members reviewed submittal materials and questioned applicant. Mr. Lockard was asked if he had pulled a permit before installing the current 8 foot section of fence. The applicant stated that he had not

and was not aware it was required when he built the existing sections. It was also clarified that the existing sections exceed what the current Zoning Ordinance allows.

Mr. Lehmann clarified the definition under the current zoning ordinance and explained the height requirements for a fence in in agricultural district.

Chairman Robert Polk opened the floor for public discussion.

Mr. Alan Roberts approached the podium. He stated that he was a neighbor and he felt the height was fine and it looked nice and he had no problem with what Mr. Lockard was constructing.

MOTION

Moved By: Ignazio Cuccia

Supported By: Jack Lindquist

A motion made to close the public hearing.

MUC

The members discussed the case.

Members began to make a motion to deny. Mr. Hyder stated he disagreed and expressed that he was in favor of granting.

Members discussed the case further and suggested that Mr. Lockard could plant trees or bushes in order to provide a wind barrier. A fence that complies with the current ordinance would also be sufficient to block debris from the property and the pond area.

MOTION

Moved By: Ignazio Cucciu

Supported By: Peggy Barton

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

MUC

Polk-yes, Weeder-yes, Cuccia-yes, Barton-yes, Lindquist-yes

5 yes votes, 0 No Votes

Mr. Hyder did not vote as a quorum was already present and he was not called to attend this meeting.

It was also consider a conflict of interest due to his relationship to the applicant.

ITEM NO.6 OLD BUSINESS

Members discussed old North Monroe Greenhouse site. Mr. Lehmann update on the status of the site. Minor clean-up is ongoing and there is a lien on the property. The Township will continue to follow up on issues with this site until it is resolved.

ITEM NO.7 NEW BUSINESS

None

ITEM NO. 8 BOARD COMMENTS

Mr. Cuccia updated the members on Planning Commission, the progress with the Master Plan and amendments proposed to the current Zoning Ordinance. The Commission is currently reviewing the existing future land use maps from the Master Plan and making changes, some of which include the North Dixie Corridor and creating a new classification of Marine District. Amendments to the Zoning ordinance are also in progress during Workshop Meetings the first Thursday of every month. The goal of the Planning Commission being to clean up the existing ordinance, eliminate any redundancy and help clarify sections and update other sections that are affected by changes due to current law.

ITEM NO.9 ADJOURMENT

Motion By: Ignazio Cuccia

Supported By: Jack Lindquist

Meeting adjourned at: 7:33 p.m.