

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

A motion was made to open the public hearing.

Chairman Robert Polk opened the public hearing. Mr. Harry Kokkinakis presented on behalf of Frenchtown Operations L.L.C.

The Applicant has requested (2) variances from requirements of Township Zoning Ordinance No. 200, Section. **Could you please clarify what Section you would like referenced, I took the one published on the legal notice.** Request from variances include exceeding the 21 inch high letter restriction on the word "Buffalo" by 3 inches, also exceed maximum 26 square foot area restriction by 18 square feet.

To accept and place on file the following correspondence:

- 3 pictures of site

Mr. Kokkinakis stated that BWW corporation evaluates sites every 10 years, to see what updates can be made; interior remodels, improved visibility, signage. BWW has been in this Township for 9 years, so the corporation will be doing interior remodel as well as revise signs per variances.

Mr. Kokkinakis talked about the extraordinary condition of the building placement. He showed pictures and explained how the buildings main entrance faces oncoming traffic from the north, not from Telegraph Road. He further stated how the proposed sign variances would be better visibility for customers.

Secretary Cuccia asked for clarity if main drive to BWW is Meijer Drive or Telegraph Road, Mr. Kokkinakis confirmed the main drive is Telegraph Road.

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 was made to close public hearing.

The members discussed the case.

MOTION

Moved by Peggy Barton

Supported by: Ignazio Cuccia

MUC

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

The variances granted are only valid for the period of 1 year, expiring on November 12, 2016.

ITEM NO. 4 James Jacobs representing Cox Trucking Regarding Parcel# 07 009 043 00 located at 7986 N Telegraph Road.

Secretary Ignazio Cuccia read the legal notice published in Monroe Evening News on October 28, 2015. Twenty-Six (26) property owners were notified for ITEM NO 4 regarding parcel #07 009 043 00 located at 7986 N Telegraph Road.

MOTION

Chairman Robert Polk opened the public hearing.

James Jacobs of Jacobs Architects presented on behalf of Cox Trucking. Under discussion: The Applicant has requested a variance from the requirements of Township Zoning Ordinance No. 200, Section 18.03.6c to have an outdoor storage yard on a lot abutting a non-industrial zoning district.

To accept and place on file the following correspondence:

- Letter of concern from neighbor

Mr. Jacobs responded to the letter of concern from neighbor of Cox trucking. He stated that Cox Trucking is willing to sit down with the neighbor sending letter to discuss landscaping.

Mr. Jacobs proceeded with his presentation.

Mr. Jacobs stated that this property is the only property zoned LM, and that this not a self-created condition. The Applicant feels that this condition of the Ordinance prevents the owner from operating as needed.

Board member Peggy Barton expressed her concern with the clean-up of the property as stated in the letter received from neighbor. She remarked having no issues with outdoor storage as long as property will be landscaped and kept up.

Secretary Ignazio Cuccia gave update to board regarding progress Cox Trucking has made on the clean-up of the property; however there was a “stop work” order on the site so no further work has been done.

There were no further questions from the Board members.

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 was made to close the public hearing.

The members discussed the case.

MOTION

Moved By: Ignazio Cuccia

Supported By: Peggy Barton

MUC

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

ITEM NO.5 OLD BUSINESS

Discussion about progress at North Monroe Greenhouse, noted that lien is still not released on this property.

ITEM NO.6 NEW BUSINESS

Secretary Ignazio Cuccia commented on the sign ordinance. He reported the Planning Commission is working on this section of the ordinance.

Jack Lindquist inquired if the ordinance provisions’ regarding fences are on the upcoming list of proposed ordinance changes.

ITEM NO.7 BOARD COMMENTS

No new board comments to report.

ITEM NO. ADJOURNMENT

Moved By: Jack Lindquist

Supported By: Peggy Barton

MUC

A motion was made to adjourn the meeting at 8:01 PM