

**FRENCHTOWN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY February 10, 2021**

Meeting was called to order at 7:00 PM

<b>ROLL CALL:</b>	Rick Kull	RJ Hoppert
	Mark Adrian	Matt Rimel-joined at 7:15
	Fred Calkins	

**Also present:**

Joseph Lehmann, Building Official  
Cindy Allor, Recording Secretary  
Greg Ernst  
1 Citizen  
Nasser Choucair  
Dion Westfall  
M/M Desrosiers

The Pledge of Allegiance was said by members and attendees.

**ITEM NO. 1 AGENDA APPROVAL**

**MOTION**

Moved By: Mark Adrian

Supported By: Fred Calkins

A motion was made to approve the agenda.

Roll call vote: Mark Adrian-Y RJ Hoppert-Y Rick Kull-Y Fred Calkins-Y  
4-YES votes 0-NO votes

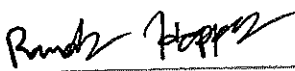
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**ITEM NO. 2 Election of Officers for the 2021 Year.**

**MOTION**

Moved By: Rick Kull

Supported By: RJ Hoppert

SIG   
**APPROVED**

A motion was made to elect Fred Calkins as the Chairman for the 2021 year. Mr. Calkins accepted.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Fred Calkins-Y

4-YES votes 0 -NO votes MUC

**MOTION**

Moved By: Fred Calkins Supported By: RJ Hoppert MUC

A motion was made to elect Rick Kull as Vice Chair. Mr. Kull accepted.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Fred Calkins- Y Rick Kull-Y

4-YES votes 0 -NO votes MUC

**MOTION**

Moved By: Fred Calkins Supported By: Rick Kull

A motion was made to elect Mark Adrian as Secretary. Mr. Adrian declined.

**MOTION**

Moved By: Fred Calkins Supported By: Mark Adrian

A motion was made to elect RJ Hoppert as Secretary. Mr. Hoppert accepted.

Roll call vote: Mark Adrian- Y Fred Calkins-Y Rick Kull-Y RJ Hoppert-Y

4-YES votes 0 -NO votes MUC

Chairman Calkins asked Mr. Ernst to sit in on behalf of Mr. Rimel, he accepted.

**ITEM NO.3 APPROVE MINUTES OF November 12, 2020 Meeting:**

**MOTION**

A motion was made to approve the minutes of the November 12, 2020 meeting as revised stating that on case #3 a contractor gave input on the Wenzels case.

Moved By: Rick Kull Supported By: RJ Hoppert

Roll call vote: Mark Adrian-Y RJ Hoppert-Y Rick Kull-Y Fred Calkins-Y  
4-YES votes -NO votes

MUC

Mr. Calkins read the legal notice published in the Monroe Evening News on January 30, 2021.

Mr. Rimel joined the meeting at 7:15 PM

**MOTION**

A motion was made to place notice on file.

Moved By: Mark Adrian

Supported By: Rick Kull

Roll call vote: Mark Adrian-Y RJ Hoppert-Y Rick Kull- Y Fred Calkins-Y Matt Rimel-Y  
5-YES votes 0 -NO votes

MUC

**ITEM NO. 4 N.C Designers** regarding ID# which is located at 7015 N Monroe Street Monroe, MI 48162.  
The Applicant has requested variances from Article 21.00 Schedule of Regulations to construct in the front yard setback.

Mr. Nasser Choucair presented the case and answered any questions. Mr. Dion Westall, Michigan Fuels Area Manager also answered questions.

Board members inquired if the building could be laid out differently. Mr. Choucair stated they have already reduced the building size. Building Official Joseph Lehmann provided clarity on the layout design needing to also meet parking requirements so this is the best possible layout.

**MOTION**

Moved By: Rick Kull

Supported By: RJ Hoppert

A motion was made to open the public hearing.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y

5-YES votes 0 -NO votes

MUC

There were comments from the public regarding landscaping near the intersection, and building placement. Mr. Choucair and Mr. Westfall addressed the public concerns.

Mr. Choucair stated they are excited to break ground.

**MOTION**

Moved By: Fred Calkins

Supported By: RJ Hoppert

A motion was made to close the public discussion.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y  
5-YES votes 0 -NO votes

MUC

The members discussed the case.

**MOTION**

Moved By: Rick Kull

Supported By: RJ Hoppert

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

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y  
5-YES votes 0 -NO votes

MUC

The variance as granted is only valid for the period of 1 year, expiring on February 9, 2022.

**ITEM NO. 5** Brien Desrosiers regarding ID# 07 887 154 00 which is located at 4340 Wing Road Newport, MI 48166. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Article 21.00 Schedule of Regulations. (R-1R Zoning District). The Applicant is requesting a 5 foot variance to construct an addition in the rear yard setback area.

Mr. Desrosiers presented the case and answered any questions.

**MOTION**

Moved By: Fred Calkins

Supported By: Matt Rimel

A motion was made to open the public hearing.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y

5-YES votes 0 -NO votes

MUC

There were comments from the Board asking if the vacant lot behind the Desrosiers belonged to them, they confirmed they do own the lot. Members then asked if a combination has been done, they stated it has not. Members also asked the Desrosiers if they considered locating the addition differently so that a variance would not be required. Mr. Desrosiers stated they may build a future home in the now vacant lot.

Citizen asked Mr. Desrosiers again about combining the parcels and about locating the structure in a place to meet the Ordinance. Mr. Desrosiers stated that is not where they wish to build, and may possibly build a future home.

Board members also questioned the proposed location.

**MOTION**

Moved By: Rick Kull

Supported By: Mark Adrian

A motion was made to close the public discussion.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y

5-YES votes 0 -NO votes

MUC

The members discussed the case.

**MOTION**

Moved By: Rick Kull

Supported By: RJ Hoppert

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

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y

5-YES votes 0 -NO votes

MUC

The variance as granted is only valid for the period of 1 year, expiring on February 9, 2022.

**ITEM NO.6 Adoption of Bylaws**

**MOTION**

Moved By: Rick Kull

Supported By: Mark Adrian

A motion was made to adopt the 2021 ZBA By Laws as presented.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y  
5-YES votes 0 -NO votes

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**ITEM NO.7 OLD BUSINESS**

None to report

**ITEM NO.8 NEW BUSINESS**

None to report

**ITEM NO. 9 BOARD COMMENTS**

Building Official Joseph Lehmann suggested the new Board review Article 31 requirements as this is the basis for the approval process. Mr. Kull stated he appreciated receiving the ZBA handbook provided by the Township Attorney Ms. Kerry Bondy.

**ITEM NO.10 ADJOURMENT**

Motion By: Fred Calkins

Supported By: Mark Adrian

A motion was made to adjourn the meeting.

Roll call vote: Mark Adrian- Y RJ Hoppert- Y Rick Kull- Y Matt Rimel- Y Fred Calkins-Y  
5-YES votes 0 -NO votes

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Meeting adjourned at 8:29 PM