

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

Meeting was called to order at 7:00 PM

ROLL CALL: Rick Kull RJ Hoppert
 Mark Adrian Matt Rimel
 Fred Calkins

Also present:

Joseph Lehmann, Building Official
Cindy Allor, Recording Secretary
3 Citizens
Greg Rolland
Thomas May
Mr. and Mrs. Doug and Terrie Pilz

The Pledge of Allegiance was said by members and attendees.

ITEM NO. 1 AGENDA APPROVAL

MOTION

Moved By: Mark Adrian Supported By: RJ Hoppert MUC

A motion was made to approve the agenda.

ITEM NO.2 APPROVE MINUTES OF February 10, 2021 Meeting:

MOTION

A motion was made to approve the minutes of the February 10, 2021 meeting as presented.

Moved By: Rick Kull Supported By: Mark Adrian MUC

Chairman Calkins read the legal notice published in the Monroe Evening News on February 19, 2021.

SIG Randy Van 20
APPROVED

MOTION

A motion was made to place notice on file.

Moved By: Matt Rimel

Supported By: Mark Adrian

MUC

ITEM NO.3 Thomas May regard ID # 776 105 00 which is located at 3019 2nd Street Monroe, MI 48162. The Applicant has requested a variance from the requirements of Township Zoning Ordinance No. 200, Section 4.45.2(k) (i) to construct an accessory structure in the front yard.

Secretary Hoppert read the variance requested.

Mr. May presented the case and answered any questions.

Chairman Calkins stated that this property in essence has 2 front yards.

Chairman Calkins asked Building Official Lehmann for clarity on the requirements from all structures and power lines. Mr. Lehmann stated there is a 10 foot setback from house as well as from power lines.

MOTION

Moved By: Rick Kull

Supported By: Mark Adrian

MUC

A motion was made to open the public hearing.

There were no public comments made.

MOTION

Moved By: RJ Hoppert

Supported By: Mark Adrian

MUC

A motion was made to close the public hearing.

MOTION

Moved By: Rick Kull

Supported By: RJ Hoppert

A motion was made to grant the variance as requested 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 March 10, 2022.

ITEM NO.4 Doug and Terrie Pilz regarding ID# 003 014 00 which is located at 1783 Buhl Road Newport, MI 48166. The Applicant has requested a variance from the requirements of Township Zoning Ordinance No. 200, Section 4.45.2(k) (i) to construct a new single family dwelling with an existing accessory structure in the front yard.

Secretary Hoppert read the variance request.

Mr. and Mrs. Pilz presented the case and answered any questions.

MOTION

Moved By: RJ Hoppert

Supported By: Mark Adrian

MUC

A motion was made to open the public hearing.

There were no public comments made.

MOTION

Moved By: Matt Rimel

Supported By: Mark Adrian

MUC

A motion was made to close the public discussion.

The members discussed the case.

The Board questioned what structures would be remaining in front of the future home. Mr. Pilz confirmed that 2 out buildings would remain according to layout of proposed home.

Building Official Lehmann provided clarity on setback requirements.

MOTION

Moved By: Mark Adrian

Supported By: RJ Hoppert

A motion was made to grant the variance as requested 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 March 10, 2022.

ITEM NO. 5 Greg Rolland regarding ID# 016 055 00 which is located at 6878 N Telegraph Road Monroe, MI 48162. The Applicant has requested a variance from requirements of Township Zoning Ordinance No. 200, Section 5.07.3 and Section 5.06.3 to allow him to continue to utilize a non-conforming residential dwelling unit and land for residential purposes in a C-3 Commercial zoning district despite that it had ceased being used for a period of 12 months.

Secretary Hoppert read the variance request.

Mr. Greg Rolland presented the case and answered any questions.

Mr. Rolland stated that before being told to stop work until he received ZBA and Planning Commission approvals, he had sealed off the doors from the residence to the warehouse per Fire Inspector Maddox's report.

Mr. Rolland also stated that if in the future C-3 neighboring properties were opening businesses he would be agreeable to not use the house for residential use.

Chairman Calkins asked Mr. Rolland what is stored in the warehouse structure. Mr. Rolland stated trucks, equipment, and tools are the only things stored. He stated he has already removed propane tanks per Fire Inspector Maddox's report.

MOTION

Moved By: RJ Hoppert

Supported By: Mark Adrian

MUC

A motion was made to open the public hearing.

There were no public comments made.

MOTION

Moved By: Rick Kull

Supported By: Fred Calkins

MUC

A motion was made to close the public discussion.

The members discussed the case.

MOTION

Moved By: Matt Rimel

Supported By : RJ Hoppert

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

The dwelling is to be used for personal or family occupancy. The site to be reviewed in Three (3) years time.

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 March 10, 2022.

ITEM NO.6 OLD BUSINESS

None to report

ITEM NO.7 NEW BUSINESS

None to report

ITEM NO. 8 BOARD COMMENTS

Potential of in person meeting for April

ITEM NO.9 ADJOURNMENT

Moved By: Rick Kull

Supported By: RJ Hoppert

MUC

A motion was made to adjourn the meeting.

Meeting adjourned at 8:19 PM