

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS**

August 12, 2014

MINUTES

Commissioner Amos Grissett chaired the meeting called to order at 7:22 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Grissett, Clair, McKenna, Miller

Absent: Excused – Wardwell and DiPietro

Staff: Board Rep. Jeff Jahr and Recording Secretary Kurtz

Planning Representatives: Patrick Sloan

Audience: None

ACCEPTANCE OF AGENDA:

Motion Jahr, Supported Clair to approve the agenda

Motion Carried

APPROVAL OF MINUTES:

Motion McKenna, Supported Miller to approve minutes from December 10, 2013 as presented.

Motion Carried

CORRESPONDENCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS

1) COSTCO WHOLESALE

Case # BZA 14-001

Location: Parcel Numbers V125-83-013-99-0001-000 and V125-83-013-99-0011-000 also known as 5800 Belleville Road. The subject site is located on the west side of Belleville Road between Michigan Ave. on the north and Van Born Rd on the south.

Requesting: The applicant is requesting a variance for the construction of light poles 35 feet in height. Section 4.23a(2) of the Charter Township of Van Buren Zoning Ordinance permits a maximum height of 25 feet for light fixtures, measured from the finished grade to the top of the fixture.

- A. Presentation by the Applicant.
- B. Review by Township Staff and McKenna Associates.
- C. Public Hearing
- E. Board of Zoning Appeals discussion.
- F. Board of Zoning Appeals action.

Prior to the presentation, Commissioner Jahr stated with less than a full Board that 4 out of 5 votes are required for an approval. Jahr asked the Representative if he would like to continue or reschedule. Peter Kahn Representative for Costco agreed to continue.

Peter Khan, Representative for Costco gave an overview on the site location, development and operations of the business. The taller light pole request provides advantages and efficiencies for the 24 hour/6 days a week business. There would not be any impact on the surrounding neighbors.

Patrick Sloan reviewed the McKenna letter dated August 6, 2014, based on the analysis, we recommend the BZA approve the requested variance of 10 feet to increase the height of the pole-mounted lights to 35 feet.

There were no comments from the public.

Commissioners discussed the uniqueness of the property, limited sites for truck terminals in Van Buren, the square foot of the building with its' 24 hour operation and the buffer elevations.

Motion Miller, second McKenna, to grant the variance requested by the applicant with the given conditions: that the subject parcels be combined into one (1) parcel that cannot be split, and must remain a single parcel developed as according to the Petition. If the Developer does not develop the site or splits the land, the variance will not be held to the land, with conditions and findings incorporated from McKenna Associates' letter dated August 6, 2014.

**Roll Call: Yea-5, Nay-0
MOTION CARRIED**

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

Commissioners discussed the timeliness for approving the minutes.

Motion Miller, second Jahr to adjourn at 8:09 p.m.

MOTION CARRIED

Respectfully submitted,

Brenda Kurtz

Recording Secretary