

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
OCTOBER 8, 2019 AT 7:00 PM
VAN BUREN TOWNSHIP HALL
46425 TYLER ROAD**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Aaron Sellers	_____	Vice-Chair Amos Grissett	_____
Secretary Bryon Kelley	_____	Commissioner Robert McKenna	_____
Commissioner David Senters	_____	Trustee Kevin Martin	_____
Commissioner John Haase	_____	BZA Alternate Charles Larocque	_____
BZA Alternate Carmen Stovall	_____	Recording Secretary Anna Halstead	_____
Director Matt Best	_____	Executive Assistant Elizabeth Renaud	_____

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from March 12, 2019

CORRESPONDENCE

PUBLIC HEARING (for non-new business items)

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. Practical Difficulty Training.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday - March 12, 2019
DRAFT MINUTES

The Meeting was called to order at 7:03pm in the Board of Trustees room by Chairperson McKenna.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Sellers, Kelley, Haase, Grissett, McKenna, Martin, Larocque

Absent Excused: Senters, Stovall

Staff: Akers, Halstead, Stamper

Audience: 7

ACCEPTANCE OF AGENDA: Motion to accept agenda as presented Kelley, Seconded by McKenna. Motion Carried

APPROVAL OF MINUTES: Motion to approve minutes from January 8, 2019 Martin, Seconded by Grissett. Motion Carried

CORRESPONDENCE: There was (1) letter of correspondence regarding Barnabei's resignation from the BZA.

PUBLIC HEARING (for non-new business items): Motion to open public hearing at 7:10pm Grissett, Seconded by Kelley. Motion Carried.

No Public Comment

Motion to close public hearing at 7:10pm Kelley, Seconded by Grissett. Motion Carried.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. JPMC

Case Number: 19-001

Motion to open public hearing at 7:11pm McKenna, Seconded by Grissett. Motion Carried.

Representative for 9000 Haggerty, Julien Beglin, gave the presentation for the applicant. The banking facility will be moving to become a data center. The wall requested is for security and protection of the site. Other sites around the U.S. have the same exact barrier and it is not new to this particular site.

Question was asked about the color of the stone that would be used. It will be a variation of brown, tan, and beige tones.

The ATM will be removed as JPMC is wanting to limit their exposure.

Question was asked if it would be possible to build below the grade, but due to storm water drainage that would not be possible.

Ron Akers gave the staff report dated February 8, 2019.

Motion to close public hearing at 7:58pm Kelley, Seconded by Grissett. Motion Carried.

Motion Kelley, Seconded Haase to grant 6' wall height variance for case 19-001, to allow a 14' tall wall at 9000 Haggerty Road based on the findings of the staff report dated February 8th, 2019, with the condition that all applicable signage requirements be met and with no condition for an additional protective barrier at the top of the wall. Motion Carried.

2. Lawrence Zalenka

Case Number: 19-002

Motion to open public hearing at 8:03pm McKenna, seconded by Kelley. Motion Carried.

Lawrence Zalenka gave his presentation and took questions from the board. He is requesting a variance from the minimum width across the front and rear elevation of a single-family dwelling. The Minimum width required in the ordinance is 24'. He is requesting 20'.

Director Akers went over the staff report dated March 4, 2019

Public comment was made about concern about overhanging trees on adjacent property and maintenance. Zalenka provided a tree removal quote to the board.

Motion to close public hearing at 8:37pm Kelley, Seconded by Martin. Motion Carried

Motion to table variance request to next meeting date Mckenna, seconded by Grissett. Motion Carried.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION: None

Motion Kelley, seconded by Martin to adjourn at 8:59 p.m.

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary