

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
September 23, 2014
MINUTES**

Vice Chair DiPietro called the meeting to order at 7:08 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Grissett, Clair, McKenna, Miller, DiPietro

Absent: Excused – Wardwell

Staff: Board Rep. Jeff Jahr and Recording Secretary Kurtz

Planning Representatives: Patrick Sloan

Audience: three

ACCEPTANCE OF AGENDA:

Motion Jahr, Supported Clair to approve the agenda

Motion Carried

APPROVAL OF MINUTES:

Motion Clair, Supported Jahr to postpone the approval of minutes September 9, 2014 pending receipt and review of the requested changes to the variance motion of the August 12, 2014 minutes and pending receipt and review of the requested changes to the variance motion of the September 9, 2014.

Motion Carried

CORRESPONDENCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS

1) COSTCO WHOLESAL

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

ARTICLE IV, Section 4.14, Table 4.14.B.1, row (a): Detached accessory buildings and structures permitted in the rear yard only.

Applicant (Costco Wholesale) requests to construct a detached accessory building and structure in the side yard on the north side of the site.

- 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.

Peter Khan, Representative for Costco gave an overview on the site location, development and operations of the business. The operations and location of the main building only allows the house to be located in the side yard to control access. The house will provide security and control truck access for the 24- hour business operations while providing a safer environment for the employees. There were no other comments from the public.

The Commission discussed the uniqueness of the front and side yards with a narrow access. The Guard House would setback approximately 1,500 feet from the road.

Patrick Sloan reviewed the McKenna letter dated September 17, 2014, based on the analysis, McKenna recommended the BZA approve the requested variance of permitting construction of the proposed guard building and overhead canopy structure as proposed on the plans dated August 27, 2014, subject to the following conditions:

1. That emergency vehicles have access to the site whether via open access along the guard building or a Know Box; and
2. Consistent with the BZA's condition of approval of the light pole height variance on August 12, 2014, the three subject parcels must remain combined and any future division of the property will nullify this variance.

Motion Jahr, second McKenna, to grant the variance requested by the applicant based upon the findings of the unique size and configuration of the lot, incorporating the McKenna review letter, including the two recommended conditions, dated September 17, 2014.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

Commissioners discussed the change from a Public Hearing to Public Comment on the agenda.

Motion Miller, second Grissett to adjourn at 7:43 p.m.

MOTION CARRIED

Respectfully submitted,

Brenda Kurtz, Recording Secretary