

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday February 11, 2020
MINUTES

The meeting was called to order at 7:01pm in the Board of Trustees room by Planning Commission Alternate Representative Donald Boynton, Jr.

The first order of business was to appoint a temporary chairperson for the evening's meeting.

Martin Motioned; Larocque seconded to appoint Planning Commission Alternate Representative Byron Kelley acting Chair for the evening. Motion carried

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Martin, Haase, Larocque, Boynton, Jr.
Absent Excused: Sellers, Grissett, Kelley, Stovall
Staff: Best, Power, Renaud, Pecsénye
Audience: 3

ACCEPTANCE OF AGENDA: MARTIN motioned; Haase seconded to approve the agenda with the correction to remove 1st listing of Election of officers. Motion carried.

APPROVAL OF MINUTES: Haase motioned; Martin seconded to approve the minutes from the November 12, 2019 meeting. Motion carried.

CORRESPONDENCE: None

PUBLIC HEARING (for non-new business items):

No action necessary since there were no items, per Director Power

UNFINISHED BUSINESS:

NEW BUSINESS:

1. 2020 Meeting Schedule

Director Power provided the board with a schedule indicating meeting are the Second Tuesday of each month except March, there is no meeting due to Elections.

2. Election of Officers for 2020

Haase motioned to put elections off to next meeting, no second came, discussion followed. Director Power stated that per the by-laws the election should take place by the 1st meeting of year.

Planner Krishnan indicated that it is acceptable to defer the vote to next meeting.

Martin indicated that he felt this was a tough spot with attendance track record.

Larocque requested a job description for the 3 positions, director Power indicated they are outlined in the by-laws. Martin raised the concern that the next meeting is not until April which is four months into the year and will there still be attendance issues then.

Planner Krishnan suggested they could appoint people in Absentia.

Boynton questioned if there are any issues with having the current board maintain their positions. Director Power feels as if there may be a conflict for the current BZA Secretary given

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his position on the planning commission otherwise he felt all others would be fine. Director Power mentioned the Planning Commission was having elections at their meeting on the following evening and thus would Impact the BZA board. Martin felt putting off the election was a good Idea.

Director Best stated that some if not all of the vacancies should be filled by the April meeting.

Election of Officers was postponed to the next scheduled BZA meeting on April 14, 2020.

Motion to open Public Hearing Martin, Seconded by Larocque. Motion Carried

3. Case Number: 19-039

Location: 11511 Belleville Road (Mike's Kitchen) Parcel ID # 83-086-99-0012-001

Request: The applicant is requesting a variance from the following section of the Charter Township of Van Buren Zoning Ordinance:

Section 3.112(E) Dimensional Regulations for C-2 Extensive Highway Business District: Side (south) yard setback: required: 25 ' ; Existing: 5' ; Proposed (to addition):5' ; Variance requested: 20'.

Joseph Altman, of Altman& Associates, on behalf of Marash Nucullaj property owner, presented to the board the request for the variance at 11511 Belleville Road.

Mr. Autman explained to the board the need for handicapped restrooms and additional storage which resulted in the need for side yard variance.

Krishnan presented to the board the letter of recommendation from McKenna. There was also an email sent by neighbors Michelle Traskos, stating they were in favor of the variance, that was submitted to Director Dan Power.

Motion to close public hearing Haase, Seconded by Larocque. Motion Carried

Motion to approve variance based on McKenna Recommendation letter dated December 29, 2019 Martin, Seconded by Haase. Motion Carried

ANNOUNCEMENTS, COMMENTS AND OPEN DISCUSSION:

Director Power announced upcoming training opportunity; Planning and Zoning essentials class that will be held in Taylor and in Jackson in March. He will send out more information via Email. Motion to adjourn at 7:35p.m. Haase, seconded by Larocque. Motion Carried

Respectfully submitted,

Karen E. Pecsénye, Recording Secretary