

PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS MINUTES

Members Present Gerald Krone, Ann Harris, George Cook

Members Absent: Scott Fisher, Tanya Padgett

Others Present: DeAnne Ramos, Michael Nicholas, Jon Pearn, Benjamin Carlisle, Planning Consultant, Belinda Kingsley, Zoning & Code Enforcement Administrator, and Allan Hare, Recording Clerk

1.0 Call Meeting to Order/Determination of a Quorum

Vice Chairperson Harris called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Approval of Agenda

Motion by Member Krone, supported by Member Cook, to approve the agenda as recommended.

MOTION CARRIED

3.0 Communications and Announcements

Belinda Kingsley, Zoning & Code Enforcement Administrator, noted the revised Zoning Ordinance was handed out to the Zoning Board of Appeals members.

4.0 Items from the Floor

None

5.0 Public Hearings

5.1 ZBA 18-01 University of Michigan Credit Union
[Submitted for a variance]

Benjamin Carlisle, Planning Consultant, presented the ZBA Review for ZBA 18-01 University of Michigan Credit Union. (Copy on file.)

There were no public comments.

Jonathon Pearn, Hobbs & Block Associates, presented the University of Michigan Credit Union project.

There was discussion on:

- Reasons for variance requests
- Transparency
- Start date of project

- Public Art

Motion by Member Cook, supported by Krone, to close the public hearing.

MOTION CARRIED

Member Harris read the findings for ZBA 18-01 University of Michigan Credit Union in the Staff Report:

1. *That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Harris agreed with the finding.
Member Cook agreed with the finding.
Member Krone agreed with the finding.

2. *That the granting of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Krone agreed with the finding.
Member Harris agreed with the finding.
Member Cook agreed with the finding.

3. *That the plight of the applicant is due to unique circumstances of the property and not to general conditions in the area.*

Member Harris agreed with the finding.
Member Cook agreed with the finding.
Member Krone agreed with the finding.

4. *That the plight or problem is not self-created.*

Member Cook agreed with the finding.
Member Krone agreed with the finding.
Member Harris agreed with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of a variance.*

Member Harris agreed with the finding.
Member Cook agreed with the finding.
Member Krone agreed with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Cook agreed with the finding.
Member Harris agreed with the finding.
Member Krone agreed with the finding.

Motion by Member Cook, supported by Member Krone, to approve petition ZBA 18-01 University of Michigan Credit Union to allow a variance to place the building 136-feet from Central Boulevard, where the Zoning Ordinance requires the building to be placed 10-feet from the ROW.

ROLL CALL

YES: COOK, KRONE, HARRIS
NO: None
ABSENT: FISHER, PADGETT
ABSTAIN: None

MOTION CARRIED

Motion by Member Krone, supported by Member Cook, to approve petition ZBA 18-01 University of Michigan Credit Union to allow a variance to reduce the required building transparency along the south façade (facing Central Boulevard).

ROLL CALL

YES: KRONE, HARRIS, COOK
NO: None
ABSENT: FISHER, PADGETT
ABSTAIN: None

MOTION CARRIED

8.0 Zoning Administrator's Report

None

9.0 Member's Report

None

10.0 Secretary's Report

None

11.0 Chairperson's Report

None

12.0 Approval of Prior Minutes

12.1 Minutes of November 28, 2016

Motion by Member Krone, supported by Member Cook, to approve the November 27, 2017 minutes.

MOTION CARRIED

13.0 Adjournment

Vice Chairperson Harris adjourned the meeting at 6:50 p.m.

April 23, 2018

s/Tanya Padgett, Secretary

Date