Roll Call: Wendy Hoover
Sarah Pearsall
Deborah Sellis
Jim Tuthill
Joe Weinburger

Guests: 4

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDA

Motion by Pearsall, second by Tuthill
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

1. ZBA Case 05-2015, Vacant Parcel #4716-31-300-010, Located on Green Oak Industrial Dr., Whitmore Lake, 48189. Request variance from Section 38-311 (f), Parking Regulations to allow 10 parking spaces that are within the front yard setback.

Representing ZBA Case 05-2015: Peter Tzilos
Abram Sellini,
Don Galarino

Mr. Tzilos explained that there are a number of spaces that encroach into the front yard setback. The problem they are having is that at the rear there is a severe drop off which makes it very difficult to deal with grading in the area. The topography is the hardship.

Mr. Galarino explained that it was difficult to get the building in place because they plan to expand fairly quickly and to be able to have enough room for the addition has been difficult. They have tried a few options but the addition would not be able to happen, even without the addition they would lose most of the parking. When he reviewed the curb, they are about 60’ from the curb to the start of the parking. There will be a retaining wall there due to the drop off.

Mr. Tzilos stated even with the variance it will be tight due to the drop off.
The applicant confirmed that the parking will solve the requirement for the addition.

Mr. Weinburger opened and closed the public hearing at 7:09 p.m. due to no one wishing to comment.

Motion by Hoover, second Tuthill
To grant the variance request in ZBA Case 05-2015 to allow 10 parking spaces that are within the front yard setback. The practical difficulty is the topography of the land and the wetlands do not allow for the additional parking to be placed behind the building where it would be permissible. The variance would not affect the Master Plan of the Township nor will it create a safety issue to the public.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS - None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Pearsall, second by Sellis
To approve the minutes of March 17, 2015 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE - None

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:11 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto