

1 Green Oak Charter Township  
2 Zoning Board of Appeals  
3 Regular Meeting Minutes  
4 April 21, 2015

5  
6 Approved: May 19, 2015

7 Roll Call: Wendy Hoover  
8 Sarah Pearsall  
9 Deborah Sellis  
10 Jim Tuthill  
11 Joe Weinburger  
12

13 Guests: 4  
14

15 Also Present: Debra McKenzie, Zoning Administrator  
16

17 **APPROVAL OF AGENDZA**

18  
19 **Motion by Pearsall, second by Tuthill**  
20 **To approve the agenda as presented.**

21  
22 **Voice Vote: Ayes: Unanimous**  
23 **Nays: None**  
24

25 **MOTION APPROVED**  
26  
27

- 28 **1. ZBA Case 05-2015, Vacant Parcel #4716-31-300-010, Located on Green Oak**  
29 **Industrial Dr., Whitmore Lake, 48189. Request variance from Section 38-**  
30 **311 (f), Parking Regulations to allow 10 parking spaces that are within the**  
31 **front yard setback.**

32  
33 **Representing ZBA Case 05-2015: Peter Tzilos**  
34 **Abram Sellini,**  
35 **Don Galarno**  
36

37 Mr. Tzilos explained that there are a number of spaces that encroach into the front yard  
38 setback. The problem they are having is that at the rear there is a severe drop off which  
39 makes it very difficult to deal with grading in the area. The topography is the hardship.  
40

41 Mr. Galarno explained that it was difficult to get the building in place because they plan  
42 to expand fairly quickly and to be able to have enough room for the addition has been  
43 difficult. They have tried a few options but the addition would not be able to happen,  
44 even without the addition they would lose most of the parking. When he reviewed the  
45 curb, they are about 60' from the curb to the start of the parking. There will be a  
46 retaining wall there due to the drop off.  
47

48 Mr. Tzilos stated even with the variance it will be tight due to the drop off.

49  
50 The applicant confirmed that the parking will solve the requirement for the addition.  
51  
52 Mr. Weinburger opened and closed the public hearing at 7:09 p.m. due to no one  
53 wishing to comment.

54  
55 **Motion by Hoover, second Tuthill**  
56 **To grant the variance request in ZBA Case 05-2015 to allow 10 parking spaces**  
57 **that are within the front yard setback. The practical difficulty is the**  
58 **topography of the land and the wetlands do not allow for the additional**  
59 **parking to be placed behind the building where it would be permissible. The**  
60 **variance would not affect the Master Plan of the Township nor will it create a**  
61 **safety issue to the public.**

62  
63 **Roll Call Vote: Ayes: Unanimous**  
64 **Nays: None**

65  
66 **MOTION APPROVED**

67  
68 **NEW BUSINESS - None**

69  
70 **OLD BUSINESS - None**

71  
72 **APPROVAL OF THE Meeting Minutes**

73  
74 **Motion by Pearsall, second by Sellis**  
75 **To approve the minutes of March 17, 2015 as presented.**

76  
77 **Voice Vote: Ayes: Unanimous**  
78 **Nays: None**

79  
80 **MOTION APPROVED**

81  
82 **CORRESPONDENCE - None**

83  
84 **CALL TO THE PUBLIC - None**

85  
86 **ADJOURNMENT**

87  
88 The Zoning Board of Appeals meeting was adjourned at 7:11 p.m. due to no further  
89 business.

90  
91  
92 Respectfully Submitted,  
93  
94 Kellie Angelosanto  
95  
96

97 Kellie Angelosanto  
98 Recording Secretary