

**DELHI CHARTER TOWNSHIP
MINUTES OF THE ZONING BOARD OF APPEALS
HELD ON FEBRUARY 12, 2018**

The Delhi Charter Township Zoning Board of Appeals met in a regular meeting on Monday, February 12, 2018 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Hodges called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Michael Goodall, David Hodges, Frank Sierawski, DiAnne Warfield

Members Absent: None

Others Present: Tracy Miller, Director of Community Development,
Noelle Tobias, Building Secretary

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE DECEMBER 11, 2017 ZONING BOARD OF APPEALS MINUTES

Goodall moved and seconded by Sierawski, to approve the December 11, 2017 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes
Absent: None

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

ZBA CASE 18-148, 2233 CEDAR STREET, QUALITY DAIRY, 33-25-05-14-301-001

Ms. Miller reviewed the staff report. Quality Dairy is requesting a variance that would allow structural changes and enlargement of the existing legally non-conforming building located in the TC: Town Center zoning district at 2233 Cedar Street. Wolverine Development Corp. owns the building and Quality Dairy has been the tenant for over 35 years.

Warfield questioned whether all the driveways were going to remain. Ms. Miller explained that one of the existing driveways will be removed as part of the Realize Cedar project.

Sierawski questioned why Quality Dairy be willing to put so much investment into a property that they did not own.

SUBJECT TO APPROVAL

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Kenneth Martin, from Quality Dairy, was present and explained that they are in the process of upgrading and renovating all locations for Quality Dairy. This location became the priority because of the fire damage. They would like to stay in this location because it has been there for more than 35 years, but without getting this variance they would need to consider an alternate location.

Public Hearing

Stan Samuel, of Wolverine Development Corporation, stated they were supportive of the variance request and believes that it would be good for the community.

Paul Back, representing Little Caesars, stated that he supports the variance and is very excited and looking forward to the upgrade.

MOTION TO APPROVE

Warfield moved, seconded by Goodall to approve the variance to Zoning Ordinance Section 6.7.2 for property located at 2233 Cedar Street, parcel number 33-25-05-14-301-001, as follows:

- 1. Permit the expansion, enlargement, and structural change of a legal nonconforming building in the TC: Town Center zoning district to allow the construction of an approximately 589 SF cooler/freezer and 200 SF vestibule on the south side of the existing building, under the following condition(s):**
 - a. That the cooler/vestibule construction occur as a part of an overall project that will redevelop and modernize the Quality Dairy building and site, resulting in higher quality aesthetics and usability.**

This approval is based on meeting all the Basic Conditions and at least one of the Special Conditions of Section 4.4.3 of the Zoning Ordinance and becomes effective immediately.

Discussion: None

A Roll Call Vote was recorded as follows:

Ayes: Goodall, Hodges, Sierawski, Warfield
Nays: None
Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

None

ADJOURNMENT

Meeting adjourned at 6:05 p.m.

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Date: _____

Michael Goodall, Secretary

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SUBJECT TO APPROVAL