

**DELHI CHARTER TOWNSHIP
MINUTES OF THE ZONING BOARD OF APPEALS
HELD ON JUNE 11, 2018**

The Delhi Charter Township Zoning Board of Appeals met in a regular meeting on Monday, June 11, 2018 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Commissioner Goodall called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Michael Goodall, Frank Sierawski, DiAnne Warfield

Members Absent: David Hodges

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

AMENDMENTS TO THE AGENDA: None

APPROVAL OF THE FEBRUARY 12, 2018 ZONING BOARD OF APPEALS MINUTES

Warfield moved and seconded by Sierawski, to approve the February 12, 2018 meeting minutes as presented.

A Voice Poll was recorded as follows: All Ayes
Absent: Hodges

MOTION CARRIED

PUBLIC COMMENT (Non-Agenda Items): None

ZBA CASE 18-149, 2046 DEPOT STREET, CRAIG'S AUTO BODY, 33-25-05-14-278-011

Ms. Miller reviewed the staff report. Craig's Auto Body is requesting a variance that would allow a side yard setback of 17.5' from the north property line, rather than the required 20' setback in the IA: Industrial Assembly zoning district for a proposed addition. To the south of the existing building there are utilities and easements that encumber this area of the property and make it difficult to add onto the building in this location. In addition, the road right-of-way shifts in this area, creating a situation where much of the available land is impacted. These conditions make the vacant area to the south of the existing building prohibitive. The only other viable area for the building addition is to the rear of the existing building. This is where the applicant is proposing to add on, but would require the 2.5' variance to do so.

Glinda Starr, the owner of Craig's Auto Body, was present.

SUBJECT TO APPROVAL

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Sierawski asked if the applicant had checked with the neighboring trucking company regarding her request. Ms. Starr indicated that she had and they had no issue with what she was proposing.

MOTION TO APPROVE

Warfield moved, seconded by Sierawski to approve variance to Zoning Ordinance Section 5.15.7(5)(c) for property located at 2046 Depot Street, parcel number 33-25-05-14-478-011, as follows:

1. Permit a variance of 2 1/2' from the normally required 20' side yard setback to allow a side yard setback of 17.5' setback from the north property line of the subject site to permit a 40' x 38' building addition.

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, Sierawski, Warfield
Nays: None
Absent: Hodges
Abstain: None

MOTION CARRIED

GENERAL DISCUSSION AND UPDATES

None

ADJOURNMENT

Meeting adjourned at 5:47 p.m.

Date: _____

Michael Goodall, Secretary

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SUBJECT TO APPROVAL