

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, January 4, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, G. LeFeber, N. Pappadakis, R. Powell, B. Parker

MEMBERS ABSENT: V. Shaheen

STAFF PRESENT: G. Jamison, Chief Building Director, G. Borse
Fire Chief Chairman Powell called the meeting to order at 7:30 p.m.

APPROVAL / CORRECTIONS OF MINUTES

December 7, 2005 Regular Meeting

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS, to approve the minutes of December 7, 2005 with the following correction: Page Two: the Motion was made by B. Parker and supported by V. Shaheen.

ROLL CALL:

L. FORD	YES	N. PAPPADAKIS	YES
G. LEFEBER	YES	B. PARKER	YES
R. POWELL	YES		

5 YES, 0 NO **MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

PUBLIC HEARING: CASE #2390 BRISTOL OFFICE PARK / FREEWAY MEDIA

Applicant seeks to vary from the provisions of Ordinance #6021, Section 4.04, in that petitioner requests to be allowed to construct a billboard within a C-2 (General Business) zoned district in lieu of required IND (Industrial), C-3 (Highway Service), or AD (Airport District) zoned districts.

LEGAL: 07-28-551-048
LOCATION: 4444 W. Bristol Road
ZONING: C-2 (General Business)

Cam Haskins, Freeway Media Outdoor Advertising, represented the petitioner. He indicates that this is a useless piece of property along I-69 that they would like to utilize with a billboard. It would only be for the purpose of the expressway traffic.

The billboard would be located on the East side of the creek. They would like to get a variance this evening for the location of the billboard, and then come back later for another

The Board asked the petitioner to have an architect/engineer firm to draft some drawings so that the Board can see how this project will look. The Board doesn't feel comfortable voting on a project that they cannot see.

No one in the audience spoke regarding this project.

MOTION BY L. FORD, SECOND BY G. LEFEBER to table Case #2391 until the next regular meeting, February 1, 2006. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

AUDIENCE PARTICIPATION

No one in the audience addressed the Board.

R. Powell asked that G. Jamison get a written opinion from the Township Attorney in regards to the Alternate Board of Appeals members serving on the Board. The opinion is to determine at which point do the Alternate Members replace a vacant member of the Board of Appeals.

Chairman Powell adjourned the meeting at 8:15 p.m.

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, February 1, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, R. Powell,
N. Pappadakis, B. Parker

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director
G. Borse, Fire Chief

The meeting was called to order at 7:30 p.m. by Chairman Powell.

APPROVAL / CORRECTIONS OF MINUTES

January 4, 2006 Regular Meeting

MOTION BY V. SHAHEEN, SECOND BY L. FORD to approve the minutes of January 4, 2006, as printed.
VOICE VOTE: MOTION CARRIED UNANIMOUSLY

OLD BUSINESS: (Tabled from January 4, 2006)

PUBLIC HEARING: CASE #2391 AMERCO REAL ESTATE CO

Applicant seeks to vary from the provisions of Ordinance #5500, Article 16, in that petitioner requests to be allowed to construct, maintain, and operate mini storage facilities in C-2 (General Business) zoned district in lieu of IND (Industrial) zoned district (which is required).

LEGAL: 07-27-100-011
LOCATION: 3341 Miller Road
ZONING: C-2 (General Business)

A letter was received by the petitioner asking to be tabled to the next regular meeting on March 1, 2006.

MOTION BY L. FORD, SECOND BY B. PARKER to table Case #2391 until the next regular meeting on March 1, 2006. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

There was a much discussion as to what the petitioner is doing on this site. The plan has been changed several times. The small drawing that the Board was looking at has been changed even since the Fire Chief has reviewed it. The drawing the Fire Chief looked at was not approved due to the size. It would need to be sprinkled.

The Board of Appeals asked the Recording Clerk, Mari Corrigan, to pull out the old variance information including the drawing, and the Site Plan Review information before the meeting on March 1, 2006, so that the Board of Appeals could review the stipulations that were put on the project. The Board of Appeals would like to make sure that the same stipulations are put on the project as the last time they were approved.

AUDIENCE

Ken Grover 1326 S. Graham Road Mr. Grover indicated to the Board of Appeals that the U-Haul on Dort Highway has wholesale and retail sales at their location. He once answered an ad in the newspaper and the location was a storage unit at the U-haul. Please make sure that there is a stipulation that there is to be no wholesale or retail sales done at these storage units.

The meeting was adjourned at 7:55 p.m. by Chairman Powell.

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, March 1, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, R. Powell, N. Pappadakis, B. Parker

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director

G. Borse, Fire Chief

Chairman Powell called the meeting to order at 7:30 p.m.

APPROVAL / CORRECTIONS OF MINUTES

February 1, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS to approve the minutes of February 1, 2006, as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

OLD BUSINESS: (Tabled from February 1, 2006)

PUBLIC HEARING: CASE #2391 AMERCO REAL ESTATE CO

Applicant seeks to vary from the provisions of Ordinance #5500, Article 16, in that petitioner requests to be allowed to construct, maintain, and operate mini storage facilities in C-2 (General Business) zoned district in lieu of IND (Industrial) zoned district (which is required).

LEGAL: 07-27-100-011
LOCATION: 3341 Miller Road
ZONING: C-2 (General Business)

A letter was received from the petitioner asking to be deleted indefinitely. ♦ G. Jamison indicated to the Board that he has discussed this case with Attorney P. Goodstein, and it

was determined that these petitioner's should be asking for a Special Land Use under a C-2 (General Business) use, via the Planning Commission, and not a variance.

MOTION BY L. FORD, SECOND BY V. SHAHEEN, to deny Case #2391 due to the nonconforming use, and lack of hardship.

ROLL CALL:

L. FORD	YES
V. SHAHEEN	YES
R. POWELL	YES
N. PAPPADAKIS	YES
B. PARKER	YES

5 YES, 0 NO MOTION CARRIED UNANIMOUSLY

No one in the audience addressed the Board.

Chairman Powell adjourned the meeting at 7:44 p.m.

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, April 5, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, N. Pappadakis, B. Parker

MEMBERS ABSENT: R. Powell

STAFF PRESENT: G. Jamison, Chief Building Director

G. Borse, Fire Chief

MOTION BY B. PARKER, SECOND BY L. FORD to have V. Shaheen Chair the meeting in R. Powell's absence.

ROLL CALL:

L. FORD YES N. PAPPADAKIS YES

V. SHAHEEN YES B. PARKER YES

4 YES, 0 NO **MOTION CARRIED UNANIMOUSLY**

Chairman Shaheen called the meeting to order at 7:30.

APPROVAL / CORRECTIONS OF MINUTES

March 1, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY B. PARKER to approve the minutes of March 1, 2006 as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING: CASE #2392 ADVANCE AUTO PARTS

Applicant seeks to vary from the provisions of Ordinance #6021, Section 4.04 (b)(ii), in that petitioner requests to be allowed to construct one sign at 35 feet in height and 192 square in lieu of allowed 10 feet in height and 80 square feet (each corner).

**LEGAL: 07-36-100-072
LOCATION: 1417 W. Bristol Road
ZONING: C-2 (General Business)**

Shawn Smith, of Site Enhancement Services, addressed the Board. He indicated that this store will be located at the corner of Moulton and Bristol Roads. Flint Township Ordinance allows 80 square feet and 10 feet in height. They are proposing 192 square feet and 35 feet in height. Mr. Smith stated that by having one sign at the corner, this would eliminate clear vision and safety concerns with two 80 square feet monument signs on each street. KFC, and Auto Zone (to name a few) have pylon signs and this would stay consistent with what is currently along this corridor. It would also help Moulton Drive to have a residential feeling to it not having a sign along it. Mr. Smith also brought other renderings of signage that was smaller in case the Board didn't agree or like the 192 square feet signage.

L. Ford stated that this case doesn't support lack of hardship. Some of the businesses that were mentioned were built before the new sign ordinance was put into place.

Audience

**Andrew Luna - 4045 Moulton wanted to see different renderings that were proposed
Barbara Vert - 4064 Moulton opposes original Site Plan only indicated one sign!
Ken Grover - 1326 S. Graham Representing the CBDA - opposes lowers economic values with higher signage**

Ryan Cree (?) representing Advanced Auto Parts stated to the Board that if they are not allowed a variance that they will put up whatever the maximum signage our current ordinance allows.

Mr. Smith asked the Board of Appeals what they would approve. He wanted to know what the largest variance they would allow. The Board indicated that variances are for people that have a hardship. It is NOT for this Board to tell the petitioner what to ask for.

MOTION BY L. FORD, SECOND BY B. PARKER to deny Case #2392 due to lack of hardship.

ROLL CALL:

N. PAPPADAKIS	YES	B. PARKER	YES
L. FORD	YES	V. SHAHEEN	YES

4 YES, 0 NO MOTION CARRIED UNANIMOUSLY

As the petitioners (Mr. Smith & Mr. Cree) left the meeting room, they made some derogatory comments to the neighboring audience members that were there to oppose their signage. The audience members made the Board of Appeals aware of the comments.

PUBLIC HEARING: CASE #2393 BRISTOL ROAD CHURCH OF CHRIST

Applicant seeks to vary from the provisions of Ordinance #6021, Section 4.03, in that petitioner requests to construct a 12 feet by 60 square feet sign in lieu of maximum allowed 6 feet by 32 square feet sign and Section 6.01 (5), in that said sign will be an LED display that will have more than date, temperature and time.

LEGAL: 07-36-100-058
LOCATION: 1315 W. Bristol Road
ZONING: RM-1 (Multiple Family Residential)

Jim Voorheis, of Voorheis Signs was present to address the Board. Also present was the Senior Pastor Larry Walker. Mr. Voorheis indicated that the current signage has been in place for 43 years. It is approximately 216 square feet in size. During a wind -storm, the current signage was damaged and under our current sign ordinance, isn't able to be returned to its original nature. The property is zoned RM-1 (Multiple Family Residential). Because of the current zoning, the maximum allowed signage is only 32 square feet. They are asking for an LED sign so that they can make up for some of the signage that is lost. There will be no flashing, running, rolling, jumping, etc. of the sign. The Church is willing to sign an agreement to the Board of Appeals as to exactly whatever agreement is reached. They would like to have a solid message on the display so it's easy to read. The Church has a Food Bank behind the facility and would like to display messages that they are now going to be feeding the hungry every week. They DO NOT want to change their message every hour.

There was discussion regarding the color and exact size of sign.

Audience

Don Minzey 4062 Carmanwood afraid it will set precedence however doesn't mind if the sign was a stationary message, and no red lighting (no Las Vegas effect).

Tim Blake 4069 Carmanwood wanted to know exact location of sign.

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS to approve Case #2393 for a 60 square feet sign with the agreement from the Church that the message will not flash, scroll, etc. The sign will be limited to three colors with one of the colors being white. The text of the sign will be changed no more than one time in a 24-hour period. The time, temperature and date are not to be indicated on the signage.

ROLL CALL:

B. PARKER	YES
L. FORD	YES
V. SHAHEEN	YES
N. PAPPADAKIS	YES

4 YES, 0 NO MOTION CARRIED UNANIMOUSLY

AUDIENCE PARTICIPATION

Pam Luna - 4045 Moulton Threats have been made by Advanced Auto Parts (like this evening). Original Site Plan (at Planning Commission) only indicated one sign along Bristol Road, not two signs. Why would Advanced Auto Parts need a sign on Moulton when it's a dead-end street? Advanced Auto Parts has made several promises (like at Site Plan) indicating they are trying to eliminate traffic along Moulton Drive, then make threats to the Board of Appeals this evening stating that they were going to erect a sign along Moulton if they didn't receive their variance this evening. Mrs. Luna indicated her frustration with this whole project.

Barbara Vert 4064 Moulton Indicated to the Board that they've sent a letter to the Headquarters of Advanced Auto Parts asking them to remove the 2nd drive along Moulton with no response.

Chief Borse stated that he needs two exists in and out of this location for his fire trucks. There is no way that is equipment would be able to maneuver without a 2nd drive.

Chairman Shaheen adjourned the meeting at 8:40 p.m.

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, May 3, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, R. Powell,

N. Pappadakis, B. Parker

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director

Chairman Powell called the meeting to order at 7:30 p.m.

APPROVAL / CORRECTIONS OF MINUTES

April 5, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY V. SHAHEEN to approve the minutes of April 5, 2006 as printed.

VOICE VOTE: MOTION CARRIED R. POWELL ABSTAINED DUE TO HIS ABSENCE.

NEW BUSINESS:

PUBLIC HEARING: CASE #2394 JESSE BUCHANAN

Applicant seeks to vary from the provisions of Ordinance #5500, Section 3.5 (10) & (11), in that petitioner requests to be able to construct a 1,200 square feet detached accessory building which will exceed the maximum height of 14 feet by 4 feet, and maximum allowed area by 902 square feet.

LEGAL: 07-36-502-067
LOCATION: 4258 Whispering Oak
ZONING: R-1C (Single Family Residential)

The petitioner was present to represent this case. This is a corner lot at Whispering Oak and Judd Road. He is building the garage to store his 30 feet long snowmobile trailer and 30 long motorhome. He also has pool equipment to store as well. The building will be 6 feet from the property line and 100 feet from his nearest neighbor (the Cassidy residence). The petitioner has a small shed on his property that he will use to store the exposed pool pump in.

The building will have a 10 feet high door and will be a stick frame. It will have a 4/12-pitch roof and vinyl siding. He also will be landscaping along the East Side with some bushes and rocks, etc.

The garage will be 30 feet wide and 40 feet deep. He already has driveway access to the new site. The old owners of the property had a garden on the site which he has since had soil removed from to prepare for the garage. The petitioner intends on building a garage whether or not he gets the variance. He will just build it smaller. The petitioner currently stores the motorhome and would like to have it hidden away during the times it isn't being used. Plus it's costly to store it through the winter. The trailer is currently at a friend's house.

The Board read aloud a letter that was received from Concerned Citizens of Colonial Village. The letter is in the file. It refers to the electrical business that the petitioner has listed in the yellow pages. They do not want a business being run from this site.

The petitioner indicated that his Son would soon have his Journeyman's license and that the phone number listed in the yellow pages is also his home phone number. The petitioner is also a full-time Building Inspector/Director for the City of Flint and doesn't have time to run a business from home. If a call came in, his son would go to the supply store that day and get the supplies needed for the job. He has a van with a ladder on it and that is all that applies to the business.

Audience

**Don Arnold - 4231 Whispering Oak
Ray Swain - 4242 Whispering Oak
Charles Seeley Jr. - 1357 Judd Road
George Reseigh - 4290 Old Carriage**

The audience wanted the garage to look more residential than like an accessory building. Also, they asked the Board not to have this set a precedence.

The petitioner has no problem with matching the home and garage as far as appearance, however, he isn't planning on doing it all this year. The garage will be done this year. He is planning on having his home vinyl sided.

MOTION BY V. SHAHEEN, SECOND BY N. PAPPADAKIS to approve Case #2394 with the condition that the siding and roof pitch match the existing home.

ROLL CALL:

L. FORD	YES
V. SHAHEEN	YES
R. POWELL	YES
N. PAPPADAKIS	YES
B. PARKER	YES

5. YES, 0 NO MOTION CARRIED UNANIMOUSLY

Chairman Powell adjourned the meeting at 7:53 p.m.

CHARTER TOWNSHIP OF FLINT BOARD OF APPEALS

Regular Meeting

Wednesday, June 7, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: V. Shaheen, R. Powell, N. Pappadakis, B. Parker

MEMBERS ABSENT: L. Ford

STAFF PRESENT: G. Jamison, Chief Building Director
G. Borse, Fire Chief

Chairman Powell called the meeting to order at 7:30 p.m.

APPROVAL / CORRECTIONS OF MINUTES

May 3, 2006 Regular Meeting

MOTION BY V. SHAHEEN, SECOND BY R. POWELL to approve the minutes with the correction that R. Powell abstained from the approval of the April minutes.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING: CASE #2395 THE VALLEY SCHOOL

Applicant seeks to vary from the provisions of Ordinance #6021; Section IV, 4.04(i)(b), in that petitioner requests to be allowed to construct an additional 17 square feet x 52 inches in height ground sign.

LEGAL: 07-22-300-030
LOCATION: 3472 Lennon Road

ZONING: **R-1B (Single Family Residential)**

A letter was received from The Valley School indicating they will not be moving into the Township and would like to be removed from the agenda.

PUBLIC HEARING: CASE #2396 JOHN RINGWELSKI

Applicant seeks to vary from the provisions of Ordinance #5500, Section 3.5 (11), in that petitioner requests to be allowed to construct a detached accessory building 1,200 square feet in area which will exceed the maximum allowed are of 956 square feet by 244 square feet.

LEGAL: **07-19-400-004**
LOCATION: **6126 Lennon Road**
ZONING: **R-1C (Single Family Residential)**

Petitioner was present to represent his project. He is requesting to build a 30 x 40 accessory building with a cement floor. He would like steel siding with a shingled roof and a roll up door. He will remove all other sheds on his property after completing this accessory building.

Audience

Bob Kowalski - 3085 Blue Grass in favor
Rachel Starnes -6079 Lennon in favor
Paula Strauel - 6125 Lennon in favor

MOTION BY V. SHAHEEN, SECOND BY N. PAPPADAKIS to approve Case #2396 with the condition that all other sheds are removed after completion.

ROLL CALL:

V. SHAHEEN YES
R. POWELL YES
N. PAPPADAKIS YES
B. PARKER YES

4 YES, 0 NO MOTION CARRIED UNANIMOUSLY

Audience Participation

No one in the audience wished to address the Board.

Chairman Powell adjourned the meeting at 7:40 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, July 5, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, N. Pappadakis, B. Parker, H. Wiggins

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director

The meeting was called to order by V. Shaheen.

V. Shaheen indicated that Chairman Powell has served on this Board for 20 years and has now been appointed to the Township Board. He will be missed by all members of the Board.

MOTION BY B. PARKER, SECOND BY L. FORD for V. Shaheen to be acting Chairman for tonight's meeting. **VOICE VOTE: MOTION CARRIED**

APPROVAL / CORRECTIONS OF MINUTES

June 7, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY H. WIGGINS to approve the minutes of June 7, 2006, as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING: CASE #2397 IN SITE REAL ESTATE

Applicant seeks to vary from the provisions of Ordinance #5500, Section 5.6(a) (Schedule of Regulations) in that petitioner requests to be allowed to construct parking spaces within the required front setbacks (Miller and Linden Roads).

LEGAL: 07-28-552-002

**LOCATION: 3427 South Linden Road
Southeast corner of Linden & Miller Roads**

ZONING: **C-2 (General Business)**

Robert Walters, 2437 Albany, Chicago, Illinois, was present to represent this case. He is proposing a 3,500 SF Allcare Dental facility. This company issues dentures. The required setback for Miller and Linden Roads is 60 feet. The drawing shows 27 parking spaces.

According to the use the parking required is only 12 spaces. The Board was concerned with the amount of parking spaces.

L. Ford asked the petitioner if he has talked to the Genesee County Road Commission regarding the access to the site. Previously, they have asked that the Linden Road access be closed. The petitioner indicated that he has been in contact with the Road Commission and they told the petitioners that they would allow a right in, right out access on Linden Road and that they would have to go out and look at the Miller Road access.

There was a lengthy discussion regarding the parking spaces along Linden Road. B. Parker wasn't comfortable with the parking spaces along Linden Road. They are too close to the intersection and are unsafe.

The petitioner said he could live with 20 spaces instead of 27 spaces. B. Parker stated they need a place to put the dumpster. One parking space could be eliminated to put the dumpster.

The Board discussed possibly angling the parking spaces along Linden Road.

It was then made known that Allcare Dental doesn't actually sell dentures. It's a dental clinic with on-site dentists that pull teeth, performs x-rays, etc. They will take walk-in appointments as well as scheduled appointments. With this in mind, this changes the use and will change how many parking spaces will be needed.

They are now considered a clinic and will need 35 parking spots. This means that this site is now short parking spaces.

L. Ford asked if the dental office could live with a 3,000 SF office instead of 3,500. The petitioner indicated that they would probably be okay with that.

No one was present in the audience to speak regarding this project.

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS to approve Case #2397 contingent upon the elimination of four (4) parking spaces along Linden Road.

ROLL CALL:

H. WIGGINS YES

L. FORD YES

V. SHAHEEN YES

N. PAPPADAKIS YES

B. PARKER NO

4 - YES, 1 - NO **MOTION CARRIED**

Audience Participation

There was no one in the audience wishing to address the Board.

Chairman Shaheen adjourned the meeting at 8:15 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, August 2, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: B. Parker, V. Shaheen, N. Pappadakis

MEMBERS ABSENT: L. Ford, B. Smith

STAFF PRESENT: G. Jamison, Chief Building Director

The meeting was called to order by V. Shaheen at 7:30 p.m.

MOTION BY B. PARKER, SECOND BY N. PAPPADAKIS for V. Shaheen to act as Chairman for this evening's meeting.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL / CORRECTIONS OF MINUTES

July 5, 2006 Regular Meeting

MOTION BY B. PARKER, SECOND BY N. PAPPADAKIS to approve the minutes of July 5, 2006 as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING: CASE #2398 DAVID F BOWEN JR

Applicant seeks to vary from the provisions of Ordinance #7004, Article III, Section 3.2 (2), in that petitioner seeks to be allowed to create a parcel of land which exceeds 4 times its width in depth.

LEGAL: 07-07-200-008

LOCATION: 6045 Beecher Road
ZONING: R-1B (Single Family Residential)

David Bowen Jr., represent this project to the Board. He indicated he wants to split this parcel to sell off the piece to a doctor that is interested in buying it. It's a 10 acre parcel, 1320 in depth. He wants to split 8 leaving the barn on the separate piece. The doctor would like to build a home on the lot with the barn on it.

Audience

William Long 6054 Beecher Road wants the parcel to stay residential

The petitioner indicated that the doctor picked this piece for that reason. He wants to keep the piece of land the way it is with the wildlife, trees, etc.

Rueben Arceo 4301 St. Martins would like it put in writing that he cannot change the use.

The Board stated that the owner would have to come back to the Board to change the use.

MOTION BY B. PARKER, SECOND BY N. PAPPADAKIS to approve Case #2398 as presented.

ROLL CALL:

V. SHAHEEN	YES
N. PAPPADAKIS	YES
B. PARKER	YES

3 YES, 0 NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #2399 CHARLES BEALS

Applicant seeks to vary from the provisions of Ordinance #5500, Section 3.5 (10)(11), in that petitioner requests to build an accessory building which will exceed the maximum height of 14 feet by 4 feet (18 feet total height), and the ground floor area of the home by 264 square feet (when combined with the existing shed of 96 square feet).

LEGAL: 07-08-100-009
LOCATION: 5359 Beecher Road
ZONING: R-1A (Single Family Residential)

LaVerne Morse, 4422 E. Vienna, Clio, represented the petitioner. He indicated he is the contractor that is building the proposed accessory building. The owner would like to use it to store his motorhome and cars. The proposed building would be 28 x 42 square feet with cedar shake siding.

G. Jamison asked about the sidewalls. He said they would be 14 feet.

Mr. Morse said the motor home is 11 6. That is the reason for the size of the building. The shed will remain due to sentimental reasons.

Audience

Pat Parrott 5320 Beecher has no problem with this project

MOTION BY B. PARKER, SECOND BY N. PAPPADAKIS to approve Case #2399 contingent upon the building only being used for storage and cedar shake siding is used on the exterior of the building.

ROLL CALL:

N. PAPPADAKIS	YES
B. PARKER	YES
V. SHAHEEN	YES

3 YES, 0 NO MOTION CARRIED UNANIMOUSLY

AUDIENCE PARTICIPATION

Rueben Arceo 4258 Whispering Oak. He wanted to make a complaint about the home on the corner of Judd & Whispering Oak. He says there are a lot of commercial trucks parked there. He wanted to know if a business was running from that address.

The Board said that the Building Department would check into it.

Chairman Shaheen adjourned the meeting at 8:00 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, September 6, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, B. Smith, N. Pappadakis, B. Parker

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director

B. Smith called the meeting to order at 7:30 p.m.

V. Shaheen asked for nominations for temporary Chairperson.

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS for *B. Smith* to be nominated for temporary Chairman.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

MOTION BY L. FORD, SECOND BY V. SHAHEEN to nominate *B. Smith* as permanent Chairman to the Zoning Board of Appeals.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL / CORRECTIONS OF MINUTES

August 2, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY V. SHAHEEN to approve the minutes of August 2, 2006, as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

**PUBLIC HEARING: CASE #2400 ERIK VON BROCKDORFF
Applicant seeks to vary from the provisions of Ordinance #5500:**

- (1) Section 23.2 in that petitioner seeks to remove an existing non-conforming home and replace it with another that is in non-conformance.
- (2) Article 5 (Schedule of Regulations) in that petitioner requests to build a home at 8 feet from each side line in lieu of the minimum 10 feet and a 23 feet rear yard setback in lieu of minimum 35 feet required (R-1C).

LEGAL: 07-18-400-016
 LOCATION: 1509 East Drive
 ZONING: R-1C (Single Family Residential)

Erik VonBrockdorff, 3108 Van Vleet, Swartz Creek, represented this project to the Board. He purchased this property from the Genesee County Land Bank on 08/08/06. It has been an eyesore for the surrounding residents for quite a while. The Building Department has condemned the building so the petitioner is proposing to demolish the structure. He is then proposing to build a two-story duplex to either rent out or sell. B. Smith indicated to the Board that a long time ago, the Church next door owned everything on East Drive and that these homes were all cabins. All of these homes are non-conforming.

Audience

Art Austin 4307 Sulgrave owns property to the North of the proposed project and wanted to see the drawings.

MOTION BY V. SHAHEEN, SECOND BY N. PAPPADAKIS to approve Case #2400 as presented.

ROLL CALL:

L. FORD	YES
V. SHAHEEN	YES
B. SMITH	YES
N. PAPPADAKIS	YES
B. PARKER	YES

5 YES, 0 NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #2401 MALY COMMERCIAL REALTY
 Applicant seeks to vary from the provisions of Ordinance #5500:

Article(s) 5, 5.6(a) and 22, 22.9(6), in that petitioner requests to be allowed to construct 15 of the required parking spaces entirely within the required 40 feet front setback of Lincor Parkway and Section 21.9(19)(1) in that petitioner requests that the proposed building be allowed to be placed at a minimum 40 feet from setback from the Corunna Road right-of-way line, instead of the required 50 feet setback for a drive-thru facility; and that the

proposed building be allowed to be placed at a 12 feet minimum setback from the East property line instead of the required 50 feet setback for a drive-thru facility.

**LEGAL: (Part of) 07-21-100-027
LOCATION: Vacant parcel at SE corner of Corunna Road & Lincor Pkwy.
PROPOSED: Shoppes at Flint**

Mike Pifer, of Kraft Engineering, Otto Maly, and Mark Curshaw, were all present to represent this project. This is vacant land at the corner of Corunna and Lincor Parkway. This is a proposed coffee shop, and 2 retail spaces. The developers and owners of this project also developed and own the KCF & A&W Restaurant directly to the East of this project.

They are asking for all three variances due to the size of the lot. The parking along Lincor Parkway will still allow for a 10 feet greenbelt to use for landscaping. The project has roads on 3 sides except for the East side. That is the side that the drive-thru window will be on. Ordinance #5500 states that the window needs a 50 feet setback from property lines. Due to the fact that the petitioner owns the next piece of property and that the drive-thru window will be at least 60 or so feet from the other restaurant, the petitioner is asking for a variance on that as well.

There was much discussion in regards to the drive-thru window portion of the Ordinance. B. Smith thought that the Ordinance was written so that just the drive-thru window side had to be 50 feet. Not every side had to be 50 feet. Mr. Pifer read the section aloud which did indicate all property lines.

No audience members spoke regarding this project.

MOTION BY V. SHAHEEN, SECOND BY L. FORD to approve Case #2401 as presented.

ROLL CALL:

N. PAPPADAKIS	YES
B. PARKER	YES
L. FORD	YES
V. SHAHEEN	YES
B. SMITH	YES

5 YES, 0 NO MOTION CARRIED UNANIMOUSLY

AUDIENCE PARTICIPATION

Barb Vert 4064 Moulton Drive Had several questions for the ZBA. Does the ZBA have any bi-laws. What laws does the ZBA follow? When a business opens where does the Certificate of Occupancy go and if everything isn't done (ie: fencing, road issues, etc.), and it still opens, then what happens? How does someone get copies of the Certificate of Occupancy?

B. Smith stated that the ZBA follows the State Statute. He said he would gladly speak with her after the meeting and try to answer any of her questions that she has. They must do what the Township Attorney states are within their duty to do.

As far as the Certificate of Occupancy, that is issued to the Contractor responsible for the job, and is the administrative decision in the Building Department. All appeals can be heard by the ZBA, however, they are limited as to what they can hear.

Dolly Twigg 4180 Moulton Drive She thought that the entrance to Moulton Drive was supposed to be gated. She just found out that they aren't getting a gate and the store is opening tomorrow! What can they do to get a gate?

B. Smith said that unfortunately it may be too little too late to get the gate. He wasn't here when all of this happened. He has spoken to the Supervisor in the past when Ms. Twigg contacted him, and he will try to speak to him again within 24 hours and call her back.

Pam Luna 4040 Moulton Drive What can *this* Board do? Where can they go from here?

B. Smith said that *this* Board can't do anything for them and that they would need to go to the Township Board.

Mrs. Luna stated that they have tried that. Mrs. Luna asked who the Supervisor's Boss was. Who can they go to after the Township Board?

B. Smith stated that the only recourse after the Township Board is Circuit Court, and to vote in the next election. He said he would speak with them and Supervisor Carlton and try to get them some answers (because he has been gone for 21 months), and will call them back (B. Vert, D. Twigg, and P. Luna), tomorrow.

Chairman Smith adjourned the meeting at 8:08 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, October 4, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, N. Pappadakis, B. Parker

MEMBERS ABSENT: B. Smith

STAFF PRESENT: G. Jamison, Chief Building Director

G. Borse, Fire Chief

V. Shaheen called the meeting to order at 7:30 p.m.

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS for V. Shaheen to act as Chairman for tonight's meeting in the absence of B. Smith. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

APPROVAL / CORRECTIONS OF MINUTES

September 6, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS to approve the minutes of September 6, 2006 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

PUBLIC HEARING: CASE #2402 EGG INC

Applicant seeks to vary from the provisions of Ordinance #5500, Section 5.5, in that petitioner requests to be allowed to construct a building at 20 feet from the road right-of-way (Houran Street)(both main and dumpster enclosure buildings) and Section 5.6(h) in that petitioner requests to place parking spaces at 5 (+/-) feet from the North property line in lieu of minimum 20 feet required.

LEGAL: 07-15-577-024 AND 07-15-577-025

LOCATION: Vacant Northeast corner of Houran & Corunna Roads

ZONING: C-3 (Highway Service)

Elie Damouni, 1122 Skyview, Flushing, represented this project to the Board. The reason for the variance is because M-DOT has requested that his project combine an entrance

with the existing auto sound & security business. The petitioner must move the building over to achieve the common entrance with the neighbor to the East. The petitioner will also have egress via Houran Street. The building will be approximately 2,500 square feet in size.

Audience

Jim Hunt 1593 Houran Street - He is here to represent neighbor, Cheryl Dowland, who lives at 1613 Houran Street. She was unable to attend tonight's meeting, but she wants the petitioner to know that she would like a vinyl fence along the rear of the parking lot and her property.

The petitioner said he has no problems with putting up a fence or adding landscaping, etc. L. Ford added that landscaping, fencing, berming are all things that can be addressed at the Planning Commission.

MOTION BY L. FORD, SECOND BY N. PAPPADAKIS to approve Case #2402 as presented.

ROLL CALL:

L. FORD	YES
V. SHAHEEN	YES
N. PAPPADAKIS	YES
B. PARKER	YES

4 YES, 0 NO MOTION CARRIED UNANIMOUSLY

AUDIENCE PARTICIPATION

No one in the audience wished to address the Board.

Chairman Shaheen adjourned the meeting at 7:40 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, November 1, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, B. Smith, B. Parker
MEMBERS ABSENT: V. Shaheen, N. Pappadakis
STAFF PRESENT: G. Jamison, Chief Building Director
G. Borse, Fire Chief

Chairman Smith called the meeting to order at 7:30 p.m.

APPROVAL / CORRECTIONS OF MINUTES

October 4, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY B. PARKER to approve the minutes of October 4, 2006, as printed.
VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING: CASE #2403 KING PAR CORPORATION

Applicant seeks to vary from the provisions of Ordinance #6021, Section 6.01(5), in that petitioner requests to be allowed to keep a previously erected changeable LED sign which allows more than time, date, temperature and stock quotations.

LEGAL: 07-05-526-026
LOCATION: 5140 Flushing Road
ZONING: C-2 (General Business)

Travis Prince, part owner of King Par, was present to represent this case. He indicated to the Board that Signs by Crannie put the sign up. G. Jamison contacted him and so he toned the sign down. He turns it on at 9:00 a.m., and turns the sign off at 7:00 p.m. The sign helps

business and he will do whatever it takes to keep the sign. The sign is the exact same size as the old one; he has just replaced the manual reader board with an electronic reader board.

L. Ford asked what colors are currently running on the sign. The petitioner stated that it has multiple colors running on it right now. The petitioner added that he has complete control over color, timing, etc., via computer.

B. Smith says he has only two concerns: (1) negative impact on the community; and (2) safety of traffic driving by. He also pointed out that he does not particularly like the red color because it's too much like what emergency vehicles use. B. Smith asked G. Jamison if any complaints have come into the Building Department regarding this sign. G. Jamison said no complaint have been reported to the Building Department since the sign has been toned down.

B. Parker stated she didn't see the hardship for this case. She added that other LED signs that have been approved have had restrictions placed on them as to how often the message could change (i.e.: Walgreen's can only change their message one time per day). She asked the petitioner if this is something he could do. The petitioner said that he would not want to do this or else he could've left the old sign in place. The purpose is to change the message as to different items on sale. L. Ford indicated that it's the flashing that is bothersome. If he could put one message up on the board and leave it for two hours, then change the message again, etc. He asked the petitioner if he could live with that. The petitioner wasn't agreeable.

B. Smith said that petitioner does have a hardship due to the fact that the sign is already in place. B. Smith suggests that maybe the petitioner could talk with the other owners and come back next month.

Audience

Barb Vert 4064 Moulton The sign at Bristol Road Church of Christ has an LED sign that was given a variance previously, and had conditions that it only use three colors (one of them being white), and that the message only change one time in a 24 hour period. It has never done any of the conditions since the sign was erected. Also, this petitioner has been in business for years, and she doesn't believe that he didn't know he didn't need a permit for this sign.

MOTION BY L. FORD, SECOND BY B. SMITH to approve Case #2403 with the following conditions: that the message can only change every two hours, and that the message does not flash.

Discussion continued.

MOTION BY L. FORD, SECOND BY B. PARKER to table Case #2403 until the next regular meeting on December 6, 2006.

ROLL CALL:

L. FORD **YES**
B. SMITH **YES**
B. PARKER **YES**

3 YES, 0 NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #2404 BRISTOL OFFICE PARK LLC

Applicant seeks to vary from the provisions of Ordinance #6021, Section 4.04, in that petitioner requests to be allowed to construct a billboard within a C-2 (General Business) zoned district in lieu of required IND (Industrial), C-3 (Highway Service), or AD (Airport District) zoned districts.

LEGAL: **07-28-551-048**
LOCATION: **N side of Bristol between Linden & I-69**
ZONING: **C-2 (General Business)**

Dick Kraft, Kraft Engineering, represented the petitioner, Mike Zeid. He would like to erect a billboard on the westerly side of Swartz Creek. This is on the same property as the 4444 Office Building. The billboard would be to service the traffic on I-69 headed towards Flint. It would not be any higher (or the same height as), the 4444 Office Building. That height would be approximately 56 feet in height.

Audience

Karla Carpenter Director, Flint Township CBDA asked if they had DEQ approval. Mr. Kraft stated they he isn't in the Floodplain.

B. Smith stated that number (1) this Case isn't property posted. The Section number used is incorrect. Number (2), he has asked in the past, that the petitioner bring a computer generated image of what the billboard will look like on this site. It's very difficult to vote for something without knowing exactly what you're voting for. The petitioners agreed.

MOTION BY L. FORD, SECOND BY B. PARKER to table Case #2404 until the next regular meeting, December 6, 2006.

ROLL CALL:

B. PARKER	YES
L. FORD	YES
B. SMITH	YES

3 YES, 0 NO MOTION CARRIED UNANIMOUSLY

B. Parker asked that if a person is not going to be present for a meeting, please contact either someone on the Zoning Board of Appeals, or the secretary, Mari Corrigan, so that an alternate can be called to take his/her place. The other members agreed.

Chairman Smith adjourned the meeting at 8:15 p.m.

CHARTER TOWNSHIP OF FLINT ZONING BOARD OF APPEALS

Regular Meeting

Wednesday, December 6, 2006 7:30 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, V. Shaheen, B. Smith, H. Wiggins, B. Parker

MEMBERS ABSENT: N. Pappadakis

STAFF PRESENT: G. Jamison, Chief Building Director

Chairman Smith called the meeting to order at 7:30 p.m.

V. Shaheen asked Chairman Smith if he had to abstain from voting on the minutes due to his absence at the last meeting. Chairman Smith indicated that he could indeed vote.

APPROVAL / CORRECTIONS OF MINUTES

November 1, 2006 Regular Meeting

MOTION BY L. FORD, SECOND BY V. SHAHEEN to approve the minutes of November 1, 2006, as printed. ♦ **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

OLD BUSINESS: (Tabled from the November 1, 2006 meeting)

PUBLIC HEARING: CASE #2403 KING PAR CORPORATION

Applicant seeks to vary from the provisions of Ordinance #6021, Section 6.01(5), in that petitioner requests to be allowed to keep a previously erected changeable LED sign which allows more than time, date, temperature and stock quotations.

LEGAL: 07-05-526-026
LOCATION: 5140 Flushing Road
ZONING: C-2 (General Business)

Travis Prince was again present to represent this case to the Board. He told the Board that everything for the sign can be controlled from the inside of the building.

He said they would shut the sign off at whatever time the store closes that day. They have been using blues and greens as the color choice and are very happy with that. Those colors aren't as obtrusive as the other colors they were using. They would like to change the message every 15 minutes.

V. Shaheen indicated that the speed limit through there is 45 miles per hour. How many times is someone going to go past there and see that message every 15 minutes? Someone would see the message once going past and once again coming back. He also asked about white or silver?

B. Smith stated that this business is on a curve where there have been accidents. White and silver aren't good colors to be using on that curve and could be more obtrusive than the blues and greens (much brighter). The sign has really toned down since it was originally constructed. The sign needs to be limited as to the copy changes.

B. Parker said that she didn't think that this was a hardship. Constructing an illegal sign without a permit is not a hardship.

B. Smith said that it is, however, a practical difficulty.

L. Ford indicated that the problem in the Township is that once a sign is erected, no one conforms. It's an internal problem. Why can't this sign be toned down to a less frequent change?

Mr. Prince stated he is at the Board's mercy and will do anything to keep this sign up.

Audience

Barb Vert - 4064 Moulton Drive. There is an Ordinance in place and she sees no reason why this Board can't stick to it! She doesn't believe for one minute that Mr. Prince didn't know that a permit was needed and that an LED sign wasn't allowed per the Flint Township Sign Ordinance. She opposes this sign. She also stated that she mentioned before about the Bristol Road Church of Christ at 1315 West Bristol Road who received a variance on April 5, 2006. They had conditions on their variance and not once have conformed to them. No one has been out there since she mentioned it to the Board, to address the problem.

Discussion continued regarding the intervals of change.

MOTION BY L. FORD, SECOND BY V. SHAHEEN to approve Case #2403 contingent upon the sign changes every 90 minutes, and the sign does not flash, scroll, or oscillate. The colors to be used are blues and greens. No white or red colors are to be used.

ROLL CALL:

L. FORD	YES
V. SHAHEEN	YES
B. SMITH	YES
H. WIGGINS	YES
B. PARKER	NO

3 YES, 2 NO MOTION CARRIED

PUBLIC HEARING: CASE #2404 BRISTOL OFFICE PARK LLC

Applicant seeks to vary from the provisions of Ordinance #6021, Section 4.04, in that petitioner requests to be allowed to construct a billboard within a C-2 (General Business) zoned district in lieu of required IND (Industrial), C-3 (Highway Service), or AD (Airport District) zoned districts.

LEGAL:	07-28-551-048
LOCATION:	N side of Bristol between Linden & I-69
ZONING:	C-2 (General Business)

Richard Kraft, Kraft Engineering presented this project. He showed a computer-generated image of the billboard location to the Zoning Board. All access to the billboard would be from the 4444 Bristol Office Park. The signage would be approximately 810 feet in height to service the traffic along I-69 Eastbound and Westbound.

Audience

Barb Vert 4064 Moulton Wants to know what is going to be on this signage. Also, why are we trying to push this sign through? We are trying to get other people to lower their signs, and yet we're trying to push this one through? The CBDA sign with the flagpole looks very nice and states on the sign Business District. She opposes this sign.

L. Ford indicated to Mrs. Vert that this billboard will have a lease and that they usually sell them in 30-day increments.

There was discussion regarding the C-2 zoning along that stretch of land. B. Smith asked why billboards are allowed along the highway in every zoning district except C-2. Also, why is the office building (4444 Bristol Office Park) zoned C-2 and not O-1? If the building was zoned O-1 then this property would be zoned O-1 and this case wouldn't be in front of us. Why is this zoning along the expressway, yet not allowed?

It was also discussed why this petitioner didn't apply for a re-zoning. G. Jamison indicated that they applied for a variance instead.

B. Smith said this property and the office building should be zoned O-1. With that said, he will be voting for this project because it is within the spirit and intent of the ordinance.

MOTION BY L. FORD, SECOND BY V. SHAHEEN to approve Case #2404 per the drawing submitted by Kraft Engineering, with the recommendation that the Planning Commission correct the zoning on the property while reviewing the Master Plan.

ROLL CALL:

V. SHAHEEN	YES
B. SMITH	YES
H. WIGGINS	NO
B. PARKER	NO
L. FORD	YES

3 YES, 2 NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #2405 DENNIS LEE COLEMAN

Applicant seeks to vary from the provisions of Ordinance #5500, Section 5.5 (Schedule of Regulations), in that petitioner requests to be allowed to construct an addition to the rear of the dwelling at 28 feet from the rear property line in lieu of the required 35 feet in required R-1D (Single Family Residential) zoning district.

LEGAL:	07-03-576-125
LOCATION:	3377 Begole Street
ZONING:	R-1D (Single Family Residential)

Dennis Coleman of 3377 Begole Street represented his project to the Board. He passed out photos of his existing home and also indicating where the addition would be going. His 81-year old father is selling his home and moving in with them. The petitioner works full-time as a carpenter for Vinyl Sash, and will be doing the work himself.

Audience

Pat Parrott 5304 Beecher Road. In favor of this project to help keep his father in the Township.

MOTION BY B. PARKER, SECOND BY H. WIGGINS to approve Case #2405 as presented.

ROLL CALL:

H. WIGGINS	YES
B. PARKER	YES
L. FORD	YES
V. SHAHEEN	YES

B. SMITH YES

5 YES, 0 NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #2406 EUGENE NELSON

Applicant seeks to vary from the provisions of Ordinance #5500, Section 3.5(10) & (11), in that petitioner requests to be allowed to construct a detached accessory building that will exceed the maximum allowed amount by 903 square feet and maximum height of 14 feet by approximately 2 feet.

LEGAL: **07-07-300-010**
LOCATION: **6375 Covered Wagons Trail**
ZONING: **R-1B (Single Family Residential)**

Bernie Nelson presented her case to the Board. She told the Board that this pole barn would have 7 pine trees along one side of it, and behind it is all trees. In the summertime, you wouldn't see the barn from the rear.

The Board asked what would be stored in this facility. Mrs. Nelson indicated that they have 3 Cadillac's (Eldorado's), 2 motorcycles, and also he would like to have a workshop. Her husband is a tinsmith for General Motors, and will be retiring soon.

Audience

Geraldine Mayton of 6358 Covered Wagons Trail sent a letter to the Building Department. The letter states that she doesn't feel that this building is within the character of the neighborhood. She opposes this project.

Pat Parrott 5304 Beecher. He told the Board that this is a GM city and that he supports this project. This man has worked hard and is ready to retire. He has enough property and should be allowed to build this pole barn.

L. Ford said a Doctor that lives nearby contacted him. The Doctor couldn't be here this evening and asked that this case be tabled until he could attend after speaking with the other neighbors.

MOTION BY L. FORD, SECOND BY V. SHAHEEN to table Case #2406 for thirty days.

Chairman Smith asked the petitioner how quick her husband planned to start this project. Mrs. Nelson indicated that the barn is on sale right now and he was planning to start right away.

ROLL CALL:

B. PARKER NO

L. FORD **YES**
V. SHAHEEN **YES**
B. SMITH **NO**
H. WIGGINS **NO**

3  **YES, 2**  **NO MOTION FAILED**

MOTION BY B. PARKER, SECOND BY H. WIGGINS to approve Case #2406 as presented.

ROLL CALL:

L. FORD **YES**
V. SHAHEEN **YES**
B. SMITH **YES**
H. WIGGINS **YES**
B. PARKER **YES**

5  **YES, 0**  **NO MOTION CARRIED UNANIMOUSLY**

PUBLIC HEARING: CASE #2407 DENNIS A STACH

Applicant seeks to vary from the provisions of Ordinance #5500, Section 3.5(11), in that petitioner requests to be allowed to construct a 780 square feet detached accessory building which will exceed the maximum allowed amount by 560 square feet.

LEGAL: 07-35-400-027
LOCATION: 4280 Van Slyke Road
ZONING: R-1C (Single Family Residential)

Dennis Stach was present to discuss his project. He has an existing 20 x 30 garage with a 5' 9" door. He would like to keep that for storage and build a new one to store his vehicles. The 5 door on his old garage is too low to use for vehicles. The new garage will match the exterior of this home.

There was discussion as to the location of the pole barn. The Board did not want to block the neighbor's home. Mr. Stach pointed to an ariel that showed where the pole barn was to be placed.

Audience

Barb Vert asked to come up and see where this property was located. She was okay with this project.

Pat Parrott 5304 Beecher Road asked that the Board approve this project.

MOTION BY V. SHAHEEN, SECOND BY L. FORD to approve Case #2407 as presented.

ROLL CALL:

H. WIGGINS	YES
B. PARKER	YES
L. FORD	YES
V. SHAHEEN	YES
B. SMITH	YES

5 YES, 0 NO MOTION CARRIED UNANIMOUSLY

No one in the audience wished to address the Board on any issues.

Chairman Smith adjourned the meeting at 8:45 p.m.