

**HOWELL TOWNSHIP  
ZONING BOARD OF APPEALS MEETING  
Howell Township Hall  
3525 Byron Road, Howell Township  
April 16, 2018  
6:30 P.M.**

**MEMBERS PRESENT:**

Kim Babcock	Chairman
Andrew Sloan	Vice-Chair & PC Representative
Sarah Tinsley	Member
Alex Hansen	Member
Dar Howard	Alternate Board Representative in for Sally Newstead

**MEMBERS ABSENT:**

Sally Newstead Board Rep.

Also Present: Joe Daus – Zoning Administrator.

Chairman Babcock called the meeting to order at 6:30 P.M.

The roll was called.

**PLEDGE OF ALLEGIANCE:**

All rose for the Pledge of Allegiance.

**APPROVAL OF AGENDA: MOTION** by Sloan, seconded by Howard, **“TO APPROVE THE APRIL 16, 2018 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried.

**APPROVAL OF MINUTES: MOTION** by Tinsley, seconded by Sloan, **“TO APPROVE THE FEBRUARY 26, 2018 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.”** Motion carried.

**PETITIONER:** NORTH WINDS INVESTMENT CORP, INC, PARCEL #4706-20-401-019, 2234 GRAND COMMERCE, FILE #PZBA-2018-03.

- All needed publishing and posting requirements have been met.
- Chairman Babcock reviewed the request for petitioner for (2) variances for the following sections to allow for the access/drive isle to be located within the building setbacks for truck maneuvering and emergency vehicle access.

**Under Article XVIII: Off-Street Parking, Loading and Unloading Requirements:**

Section 18.02E, Off-Street Parking Requirements

Requesting a 33.5' variance along the south side of property line (from 50' to 5')

Requesting a 49' variance along the east side near property line (from 50' to 1')

- Engineer, Allen Pruss, from Monument Engineering Group, explained the reasons for the request of variances. The parcel is in the “HC” Heavy Commercial District. They are proposing a 93,000 square foot building addition for warehouse and manufacturing with the truck docks in the rear and to have access to those docks. The geometry of the parcel makes is very difficult to maneuver trucks to get into the loading and unloading area. He feels the configuration that is being proposed is the best use for the property. This will also allow for emergency vehicles to have access around the entire building and to allow for fire hydrants coverage around the building.
- The petitioner has changed the request for the 49' variance along the east side near property line (from 50' to 1') to a 45' variance (from 50' to 45').
- Questions and comments were taken from the ZBA Members.
- There were no letters or comments from any residents against these variances.

- Stan Brush of Brio Development who owns lots in the same subdivision. States that the owner of this building does good things in the area and is an honest business man. He is in favor of this project.
- Alex Grapertin attorney for the petitioner, stated what he believes are discrepancies with the ordinance.
- Chairman Babcock stated the options that the panel can make for the variances.
- **MOTION** by Sloan, seconded by Howard, **“TO APPROVE THE 33.5’ VARIANCE ALONG THE SOUTH SIDE OF THE PROPERTY LINE FROM 50’ TO 5’ FOR NORTH WINDS INVESTMENT CORP, INC PARCEL #4706-20-401-019, 2234 GRAND COMMERCE, FILE #PZBA-2018-03.”** Discussion followed. A roll-call vote was taken: Howard – yes, Hansen – yes, Sloan – yes, Tinsley – yes, Babcock – yes. Motion carries 5 to 0.
- **MOTION** by Sloan, seconded by Tinsley, **“TO APPROVE THE 45’ VARIANCE ALONG THE EAST SIDE NEAR PROPERTY LINE FROM 50’ TO 5’.)** Discussion followed. A roll-call vote was taken: Sloan – yes, Hansen – yes, Tinsley – yes, Howard - yes, Babcock – yes. Motion carries 5 to 0.

**CALL TO PUBLIC:**

Michael Tipton, 552 Olde English Drive – 1) Requested that the ZBA Members sign up to help with the Township Clean-up Day on May 19<sup>th</sup>. 2) He also stated he thought there should be a Call to the Public at the beginning of the meeting. 3) Also stated that there should be some comment made if there is a change in the Roll-Call because of someone absent and there is a substitute in their place. (It was noted and will try to make that change in the future.)

Judith Minton, 552 Olde English Drive also commented about the Clean-Up Day and that signs are being place at different places throughout the Township and those will be moved periodically.

**ADJOURNMENT:** **MOTION** by Howard, seconded by Hansen **“TO ADJOURN.”** Motion carried. Meeting adjourned at 6:59 p.m.

Approved as presented: \_\_\_\_\_ X \_\_\_\_\_

\_\_\_\_\_  
Kim Babcock  
Chairman

Approved as Amended: \_\_\_\_\_

Approved as Corrected: \_\_\_\_\_

\_\_\_\_\_  
Andrew Sloan  
Vice-Chairman

Date: \_\_\_\_\_ 05.21.2018 \_\_\_\_\_

Signed: \_\_\_\_\_  
Debby Johnson  
Recording Secretary