

**Charter Township of Haring
515 Bell Avenue – Cadillac MI 49601
Zoning Board of Appeals Meeting Agenda
Monday, February 14, 2011, 1:00 PM**

- 1) **Call to Order:** Chairperson Grahek called the meeting to order at 1:00 pm.
- 2) **Roll Call:** Long, Padyjasek, and Grahek were present. Zoning Administrator Green was also present.
- 3) **Pledge of Allegiance**
- 4) **Consider Approval of Agenda:** Long suggested that the variance request for Catt's Realty be considered before the Firstbank request. Motion was made by Long, with support by Padyjasek, to approve the agenda as amended. Motion carried with all in favor.
- 5) **Consider Approval of December 16, 2008 Minutes:** Motion was made by Long, with support by Padyjasek, to approve the minutes as presented. Motion carried with all in favor.
- 6) **Election of Officers:**
 - a) **Chairperson:** Long moved, with support by Padyjasek, to nominate Grahek. Nomination passed 3-0 by roll call vote.
 - b) **Vice-Chairperson:** Long moved, with support by Grahek, to nominate Padyjasek. Nomination passed 3-0 by roll call vote.
- 7) **Public Comment for Items Not on the Agenda:** *None*
- 8) **Public Hearings**
 - a) **Variance Request #11-02, Catt's Realty, Property Address: 1905 N. Mitchell Street, Request for a variance to allow the applicant to divide the current parcel into two parcels with an existing building placed zero (0) feet from one side of each parcel. Current Zoning: Commercial.**
 - i) **Open Public Hearing:** Grahek opened the public hearing at 1:05 pm.
 - ii) **Acknowledge Affidavit of Mailing/Other Notifications:** All members received the meeting packet. Green stated that the affidavit of mailing is in the project file. The public notice was published in the Cadillac News and sent to property owners within three-hundred feet of the subject parcel boundary.
 - iii) **Review Staff Report:** Grahek read an excerpt from Chapter 7 Section 703, Authority of the Zoning Board of Appeals. Grahek also acknowledged receipt of the Zoning Administrator staff report. Grahek felt that there is no need to send a recommendation to the Planning Commission regarding a proposed amendment to address land divisions within shopping centers with common buildings and parking areas. Padyjasek and Long also agreed with Grahek.
 - iv) **Acknowledge Any Written Comments Received:** *None received.*
 - v) **Receive Public Comments:** Glen Catt of Catt's Realty introduced Jeff Konczak, who gave a brief overview of the proposed Veteran's clinic on the subject parcel. He explained the purpose of the clinic in reducing travel distance for veterans to health care facilities. He also explained that the Veteran's Administration is moving outpatient care away from the existing hospitals and into the clinics.

- vi) **Zoning Board of Appeals Discussion:** Grahek then read the Practical Difficulty Standards A-E from Section 703(1a) and Section 703(5)(d) “Consider of Property Values” and asked for a roll call vote on each question. The votes were as follows:

	Long	Padyjasek	Grahek
703(1a)(A)	Yes	Yes	Yes
(B)	Yes	Yes	Yes
(C)	Yes	Yes	Yes
(D)	Yes	Yes	Yes
(E)	No	No	No
703(5)(d)	No	No	No

- vii) **Consider Motion:** Motion was made by Padysasek, with support by Long, to approve the variance request as requested. Grahek noted that all the Practical Difficulty Standards have been satisfied. Motion carried 3-0 by roll call vote.

- b) **Variance Request #11-01, Firstbank, Property Address: 8851 E. 34 Road, Request for a variance to allow the applicant to place two freestanding signs on their parcel, Current Zoning: Commercial.**

- i) **Open Public Hearing:** Grahek opened the public hearing at 1:23 pm.
- ii) **Acknowledge Affidavit of Mailing/Other Notifications:** All members acknowledged receipt of their meeting packet. Green stated that the affidavit of mailing is in the project file. The public notice was published in the Cadillac News and sent to property owners within three-hundred feet of the subject parcel boundary.
- iii) **Review Staff Report:** Grahek read the Zoning Administrator staff report.
- iv) **Acknowledge Any Written Comments Received:** *None*
- v) **Receive Public Comments:** *None*
- vi) **Zoning Board of Appeals Discussion:** Long made a motion, with support by Padyjasek, to request that the Planning Commission address deficiencies in the existing Sign Ordinance. Motion carried with all in favor. The Board also addressed sign brightness, particularly with the new LED signage. Grahek then read the Practical Difficulty Standards A-E from Section 703(1a) and Section 703(5)(d) “Consider of Property Values” and asked for a roll call vote on each question. The votes were as follows:

	Long	Padyjasek	Grahek
703(1a)(A)	No	No	No
(B)	Yes	Yes	Yes
(C)	Yes	Yes	Yes
(D)	Yes	Yes	Yes
(E)	No	No	No
703(5)(d)	No	No	No

vii) Consider Motion: Motion was made by Padyjasek, with support by Long, to approve the variance request. Motion carried 3-0 by roll call vote.

9) Public/Commissioner Comments: Grahek expressed his appreciation to his fellow Board members for their professionalism. Long expressed appreciation for Grahek's leadership as Board Chairperson.

10) Adjournment: Motion was made by Long, with support by Padyjasek, to adjourn the meeting at 1:40 pm. Motion carried with all in favor.

Respectfully submitted by:

Michael Green, Zoning Administrator

Greg Grahek, Chairperson