

**Charter Township of Haring
515 Bell Avenue – Cadillac MI 49601
Zoning Board of Appeals Meeting Agenda
Thursday, June 7, 2012, 6:00 PM**

- 1) **Call to Order:** Chairperson Grahek called the meeting to order at 6:00 pm.
- 2) **Roll Call:** Long, Hill, Grahek were all present. Zoning Administrator Green was also present.
- 3) **Pledge of Allegiance**
- 4) **Consider Approval of Agenda:** Motion was made by Long, with support by Hill, to approve the agenda as presented. Motion carried with all in favor.
- 5) **Consider Approval of February 14, 2011 Minutes:** Motion was made by Long, with support by Hill, to approve the February 14, 2011 Minutes as presented. Motion carried with all in favor.
- 6) **Election of Officers:**
 - a) **Chairperson:** Motion to nominate Grahek was made by Long, with support by Hill. Motion carried 3-0 by roll call vote.
 - b) **Vice-Chairperson:** Motion to nominate Long was made by Hill, with support by Grahek. Motion carried 3-0 by roll call vote.
- 7) **Public Comment for Items Not on the Agenda:** A resident asked why there is no speed limit sign in the Pleasant Pines subdivision. Grahek encouraged him to bring the issue up with the Township Board, as they may be able to bring him relief.
- 8) **Public Hearings**
 - a) **New Hope Shelter, Property Address: 4874 Meyer Avenue, Request for a variance to allow the applicant to change the use of an existing dwelling from single to multiple family on a lot that is less than the required one acre minimum size. Current Zoning: Residential. Alternatively, the applicant would like the proposed use to be classified as a "Bed and Breakfast" use.**
 - i) **Open Public Hearing:** Grahek opened the hearing at 6:14 pm.
 - ii) **Acknowledge Affidavit of Mailing/Other Notifications:** Green stated that all required notices and postings were completed.
 - iii) **Review Staff Report:** Green reviewed the staff report with the Board and Grahek read the Ordinance section that explains the authority to grant appeals.
 - iv) **Acknowledge Any Written Comments Received:** *[None]*
 - v) **Receive Public Comments:**
 - (1) Brenda Wright, director of New Hope Shelter, was present to answer questions.
 - (2) Raymond McDaniel, 9677 Bob Road, stated that the area is a quiet neighborhood and that the project would bring in much more traffic.
 - (3) Frank, 4795 John R. Road, questioned the potential the effect of the proposal on property values.
 - (4) Bob Raden, 4879 John R. Road. asked about the 50 foot setback requirement. Green explained that it applies to a multi-family special use. Raden felt that the house needs to

be improved and would like to see limited parking available if the use is approved. Renters in the area don't take care of homes.

- (5) Brenda Wright stated that safety inspections are done four times per year. The inspector will point out what repairs are needed and they will take care of them.
 - (6) Grahek asked how clients travel to employment; Wright explained that most of them use the public transit buses while others drive themselves.
 - (7) Hill asked how long the home had been vacant; Dennis Anderson, New Hope Shelter board member, said about 3-4 years.
 - (8) Long felt that the housing market is not as bad as it has been.
 - (9) Dennis Anderson stated that New Hope Shelter was in it for the long haul and that they have a good track record with the neighbors of their current shelters in Cadillac.
 - (10) Long asked if they bought the property. Wright said that they have a contingency offer. She also stated that the pool will be removed.
 - (11) Hill asked if there would be a curfew; Wright said that it would be about 9:00 pm. A smoking area would be provided. Hill asked Anderson how often the police are called; Anderson said usually only once per year.
- vi) **Zoning Board of Appeals Discussion:** The Zoning Board of Appeals reviewed the Practical Difficulty Standards for variance requests from Section 703(l)(a) and voted as follows:
- (a) No to standard "A" by a 2-1 Roll Call vote, with Long and Hill voting no.
 - (b) Yes to standard "B" by a 3-0 roll call vote.
 - (c) Yes to standard "C" by a 3-0 roll call vote.
 - (d) Yes to standard "D" by a 3-0 roll call vote.
 - (e) Yes to standard "E" by a 2-1 roll call vote, with Long voting no.
 - (f) NO to standard "F" by a 3-0 roll call vote.
- vii) **Consider Motion:** Motion was made by Long, with support by Hill, to approve a setback and lot size variance to allow the existing dwelling and garage to be used for a multiple-family dwelling in accordance with the meeting of the Practical Difficulties standards in Section 703. Motion carried 3-0 by roll call vote.
- b) **Sterling Real Estate Holdings, LLC (Fox Motors of Cadillac), Property Address: 1450 N. Mitchell Street; Request for a variance to allow the applicant to expand the size of a legal non-conforming sign located in front of the business. Current Zoning: Commercial.**
- i) **Open Public Hearing:** Grahek opened the public hearing at 7:06 pm.
 - ii) **Acknowledge Affidavit of Mailing/Other Notifications:** None received.
 - iii) **Review Staff Report:** Green briefed the Board on the staff report provided.
 - iv) **Acknowledge Any Written Comments Received:** None received.
 - v) **Receive Public Comments:**
 - (1) Brad Thompson, manager at Quick Performance across the street, asked about the sign size.

- (2) Bob Raden, 4879 John R. Road, asked how many signs are currently on the property; Green responded that there were three out of the original four that were allowed by a prior variance granted when the auto dealership was first opened at that location.

vi) **Zoning Board of Appeals Discussion:**

- (1) Grahek asked what would stop the owner from replacing the black space with advertising; Green stated that the conditions of approval could address the issue. Grahek believed that the proposed sign modification would be an aesthetic improvement to their property.
- (2) Hill noted that Fox Motors has made improvements to their property.
- (3) Long noted that the electric panel is unsightly. Craig Archambault, General Manager for Fox Motors, explained that they will be cleaning up the frontage.
- (4) Grahek would like to see a stipulation that the black space not be replaced with additional signage.
- (5) The Zoning Board of Appeals reviewed the Practical Difficulty Standards for variance requests from Section 703(1)(a) and voted as follows:
 - (a) No to standard "A" by a 2-1 Roll Call vote, with Grahek and Hill voting no.
 - (b) Yes to standard "B" by a 3-0 roll call vote.
 - (c) Yes to standard "C" by a 3-0 roll call vote.
 - (d) Yes to standard "D" by a 3-0 roll call vote.
 - (e) Yes to standard "E" by a 2-1 roll call vote, with Long voting no.
 - (f) NO to standard "F" by a 3-0 roll call vote.

vii) **Consider Motion:** Motion was made by Long, with support by Hill, to approve a sign variance to allow the applicant to enlarge an existing sign (the old "K-Mart Plaza" sign) of non-conforming size, contingent on the expanded sign area being a solid color with no graphic display affixed or applied where black space is proposed. In addition, no "teepee" shall be allowed on top of the existing sign structure and the sign shall be constructed in accordance with sign Exhibit "B" provided by Sign Brokers and shown attached to the minutes. Motion carried by 3-0 Roll Call vote.

9) **Public/Commissioner Comments:** *[None]*

10) **Adjournment:** Motion was made by Hill, with support by Long, to adjourn the meeting at 7:54 pm. Motion carried with all in favor.

Respectfully Submitted By:

Michael Green, Zoning Administrator

Greg Grahek, Chairperson