

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
July 15, 2019**

1. CALL TO ORDER

The meeting was called to order by Vice-Chair Jacki Otto at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

**3. ROLL CALL
AND DETERMINATION OF QUORUM**

Brad Cousino	Present
Kenneth Dignan	Absent with notice
Scott Gustafson	Present
Greg Kolecki	Present
Jacki Otto	Present
Alternate: James Balsillie	Presence not required

Also present:
Recording Secretary Lisa Lemble
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

- ▶ **Motion:** Cousino moved, Kolecki supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA190007; Thomas Hahn
Location: 212 Glenmoor
Request for variance from Article XXIV, Supplementary District Regulations, Section 36-715(d)(1) to allow a 6 foot tall fence in the front yard on Main Street. Parcel 02-17-262-012. Zoned SR-2.

▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be opened.
Motion carried 4—0 on a voice vote.

Thomas Hahn explained that he constructed a 6' privacy fence and would like to leave it in place because it blocks the view and sound from US-23,

keeps out trash, and keeps in his large dog. He said he it does not interfere with any lines of sight.

Planning consultant Vidya Krishnan read her report dated June 28, 2019. She noted the property has two front yards—on both Glenmoor and Main Street, no lines of sight are obstructed, 6' is the standard for residential privacy fences, there is no detrimental effect on the neighborhood caused by the height of the fence, and setting the fence 30' in from the Main Street frontage would significantly reduce the usable area of the rear yard because of the bend in Main Street.

In answer to a question from Gustafson, Mr. Hahn said the four foot fence shown on the survey belongs to the neighbor, and while it is possible his dog could jump over that fence, it would then simply be in the neighbor's yard. In answer to other questions from Gustafson, Krishnan said a 6' fence would be allowed on a side yard and any variances approved go with the land.

In answer to a question from Cousino, Hahn said he built the fence two years ago, and did not know at the time that he needed a permit for it.

Otto called for comments from the public. There were none.

- ▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

6B. Case #JZBA190006; Whitmore Lake Climate Storage LLC; Location: 6684 Whitmore Lake Road; Request for variances from Article XXIV, Supplementary District Regulations, Section 36-736(7), and from Article XXV, Off Street Parking Loading and Unloading Requirements, Section 36-764(24), to allow for partial use of masonry and to provide less than the requirement number of parking spaces. Parcel 02-20-300-016. Zoned LI within the WLNT Overlay District.

- ▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be opened.
Motion carried 4—0 on a voice vote.

Jeff Evans appeared for his parents, owner of the subject property.

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Krishnan noted the owners applied in 2017 to the Planning Commission, and the Commission referred them to the ZBA for these two variances. She reviewed her June 28, 2019, report, noting that the applicants are requesting permission for partial coverage of the building with masonry, rather than full coverage, and are requesting a reduction from the required 69 parking spaces to 42 spaces,

Krishnan said the proposed use of masonry will not detract from the overall appearance due to the location in an industrial area and the landscaping provided. Regarding parking, she said most other ordinances required only a very few parking spaces because the nature of mini-storage is such that customers do not park on the site and traffic levels are low.

Krishnan said the applicant will be afforded substantial justice by approval of the variances and there will be no detrimental impacts on neighboring properties or public health and safety as a result. She said while the request for variances are self-created, the Township does not want to create more impervious surface than is required, and the ordinance does not give the Planning Commission the ability to modify the requirement for exterior building materials. She recommended approval of the requests.

In answer to a question from Otto, Evans said none of the parking spaces will be used for any other purposes including renting them out for boat or vehicle storage, and if they wish to use any of the parking area for buildings in the future they understand they would need to request another variance.

Evans displayed samples of the masonry material proposed to be used, which he said will be 18" x 24" in size. Gustafson questioned whether this artificial material meets the definition of masonry.

In answer to a question, Evans said there will a total of 270 storage units of varying sizes. There was a discussion of how other ordinances classify this use for parking requirements, and Krishnan said the parking requirements in the Northfield Township zoning ordinance are outdated.

In answer to questions from Krishnan, Evans said they hope to have Phase I constructed before winter. Cousino noted there is room on the site for all of the required parking. Evan said he is concerned that providing excess striped parking spots will lead customers to think they can leave cars overnight, which is not allowed.

Otto called for comments from the public. There were none.

- ▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA190007; Thomas Hahn**
Location: 212 Glenmoor
Request for variance from Article XXIV, Supplementary District Regulations, Section 36-715(d)(1) to allow a 6 foot tall fence in the front yard on Main Street. Parcel 02-17-262-012. Zoned SR-2.

Planning consultant Vidya Krishnan recommended approval of the requested variance based on findings of fact listed in her written report dated June 28, 2019, including that corner lots present a challenge for fence setbacks and there will be no negative effects on the neighborhood.

- ▶ **Motion:** Gustafson moved, Cousino supported, that the findings of fact presented in the report dated June 28, 2019 in Case #JZBA190007 by Thomas Hahn at 212 Glenmoor, for variance from Article XXIV, Supplementary District Regulations, Section 36-715(d)(1) to allow a 6 foot tall fence in the front yard on Main Street, Parcel 02-17-262-012, zoned SR-2 be accepted and the variances be approved.

In answer to a question from Cousino, Krishnan said Laurie Bater at 230 Glenmoor, who wrote a letter in opposition to the request, lives next door to the east of Ms. Hahn.

Motion carried 4—0 on a roll call vote.

- 8B. Case #JZBA190006; Whitmore Lake Climate Storage; Location: 6684 Whitmore Lake Road; Request for variances from Article XXIV, Supplementary District Regulations, Section 36-736(7), and from Article XXV, Off Street Parking Loading and Unloading Requirements, Section 36-764(24), to allow for partial use of masonry and to provide less than the requirement number of parking spaces. Parcel 02-20-300-016. Zoned LI within the WLNT Overlay District.**

Planning consultant Vidya Krishnan reviewed her written findings of fact in her report dated June 28, 2019, and recommended approval of the variances requested, noting that the requests are reasonable, and will have no detrimental effects on the surrounding area. She noted that the actual masonry material to be

used will be subject to approval by the Planning Commission as part of the final proposal which must still be submitted.

- ▶ **Motion:** Gustafson moved, Cousino supported, that the variances requested in Case #JZBA190006; Whitmore Lake Climate Storage; Location: 6684 Whitmore Lake Road; Request for variances from Article XXIV, Supplementary District Regulations, Section 36-736(7), and from Article XXV, Off Street Parking Loading and Unloading Requirements, Section 36-764(24), to allow for partial use of masonry and to provide less than the required number of parking spaces be granted.
Motion carried 4—0 on a roll call vote.

9. MINUTES

- ▶ **Motion:** Kolecki moved, Cousino supported, that the minutes of the June 17, 2019, regular meeting be approved as presented.
Motion carried 4—0 on a voice vote.

10. CALL TO THE PUBLIC

None present.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

August 19, 2019, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

13. ADJOURNMENT

- ▶ **Motion:** Otto moved, Cousino supported, that the meeting be adjourned.
Motion carried 4—0 on a voice vote.

The meeting was adjourned at 8:00 P.M.

Prepared by Lisa Lemble.

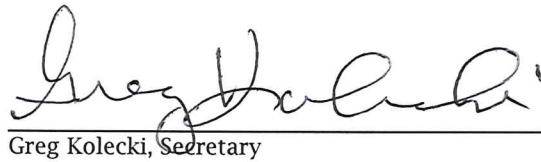
Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on November 18, 2019.



Kenneth Dignan, Chair



Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/zoning_board_of_appeals/