

**MARION TOWNSHIP
ZONING BOARD OF APPEALS**

Monday, April 2, 2018
7:30 p.m.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA *April 2, 2018*

INTRODUCTION OF MEMBERS

CALL TO PUBLIC

APPROVAL OF MINUTES FOR: *January 08, 2018 Regular Meeting*

OLD BUSINESS:

1) none

NEW BUSINESS:

1) 1) ZBA Case # 01-18 – Matt Schroeder 623 McCarthy Howell MI 48843 4710-01-300-021

CALL TO PUBLIC:

ADJOURNMENT:

Submitted by: S. Longstreet

Approved: _____

MARION TOWNSHIP
2877 W. Coon Lake Rd., Howell MI 48843
ZONING BOARD OF APPEALS
JANUARY 8, 2018

MEMBERS PRESENT: Larry Fillinger, Larry Grunn, Dan Rossbach, Dan Lowe, and Linda Manson-Dempsey

MEMBERS ABSENT: None

OTHERS PRESENT: Dave Hamann, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30 p.m.

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Dan Rossbach seconded. **Motion carried.**

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

December 4, 2017 Regular Meeting: Linda Manson-Dempsey motioned to approve the minutes as presented. Dan Rossbach seconded. **Motion carried 4-0 (Lowe abstained.)**

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Linda Manson-Dempsey motioned to adjourn at 7:32 pm. Larry Grunn seconded. **Motion carried.**

APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 01-18
Tax Code 4710-01-300-02
Current Zoning H5
Fee Paid 400
Date Received 3-14-18
Received by DN

Applicant Schroeder's Body Shop
Address 623 McCarthy St
Telephone 810 923 9639 517 548 0144
(Home) (Work)

Applicant is (check one): Owner Purchaser Representative

Purchaser or Representative needs a letter of permission from owner

Nature of Request (check applicable one)

- Administrative Review (per Section 5.05 A)
- Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)
- Variance Request (see below)

1. Zoning Ordinance Section * 7.05 C
* 17.04A, B8
2. Letter stating reason request should be granted (per Section 5.05 C)
3. Requirement per Section 4.03 D
4. Required Livingston County Health Department evaluation

Office Use Only	
Meeting Date <u>4-2-18</u>	Action Taken _____
Conditions (if applicable)	

Signed _____	

Schroeder's Body Shop
623 McCarthy St
Howell, MI 48843

To whom it may concern,

Schroeder's Body Shop LLC is asking for two variances in order to complete the building development at 50 Schroeder Park Drive:

-We would like to allow for parking within 100 feet of the proposed future right of way of Michigan Ave/ D-19. The building setback is such that it meets the variance for setback. To allow for adequate parking in front of the building, and comfortable lane to access the spaces, we are asking to allow 91 feet of the proposed future right of way of D-19. The road commission reviewed the plan and had no objection to the proposed parking on the site.

-The second variance is to allow building within two hundred feet of the church property line. I spoke to some of the church leaders at the February planning commission meeting, and they said they wouldn't mind with proper screening of the property line.

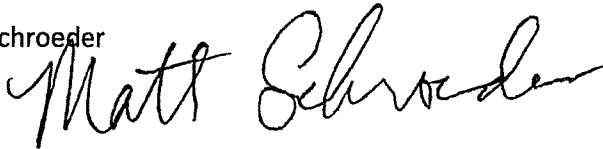
- The unique circumstance of the property clearly shows the different property levels thus decreasing the amount of property available within the allotted guidelines of construction. We would like to maintain our standard of drainage on the southern side of the building and still maintain ample room for all other operations of construction. Because of the leveling, we request to allow the variances to be accepted.

- We have not created any new issues, the original property still stands and the layout of the land is only natural and not created from any man-made events.

-The layout is not intended solely for economic reasons. The layout of a customer parking area is vital, we would need plenty of room all around the building to include a drainage area, enough RV storage, vehicle storage, and overall drivable space. The building itself needs to be the selected size for room for future business growth and to not be over-encumbered.

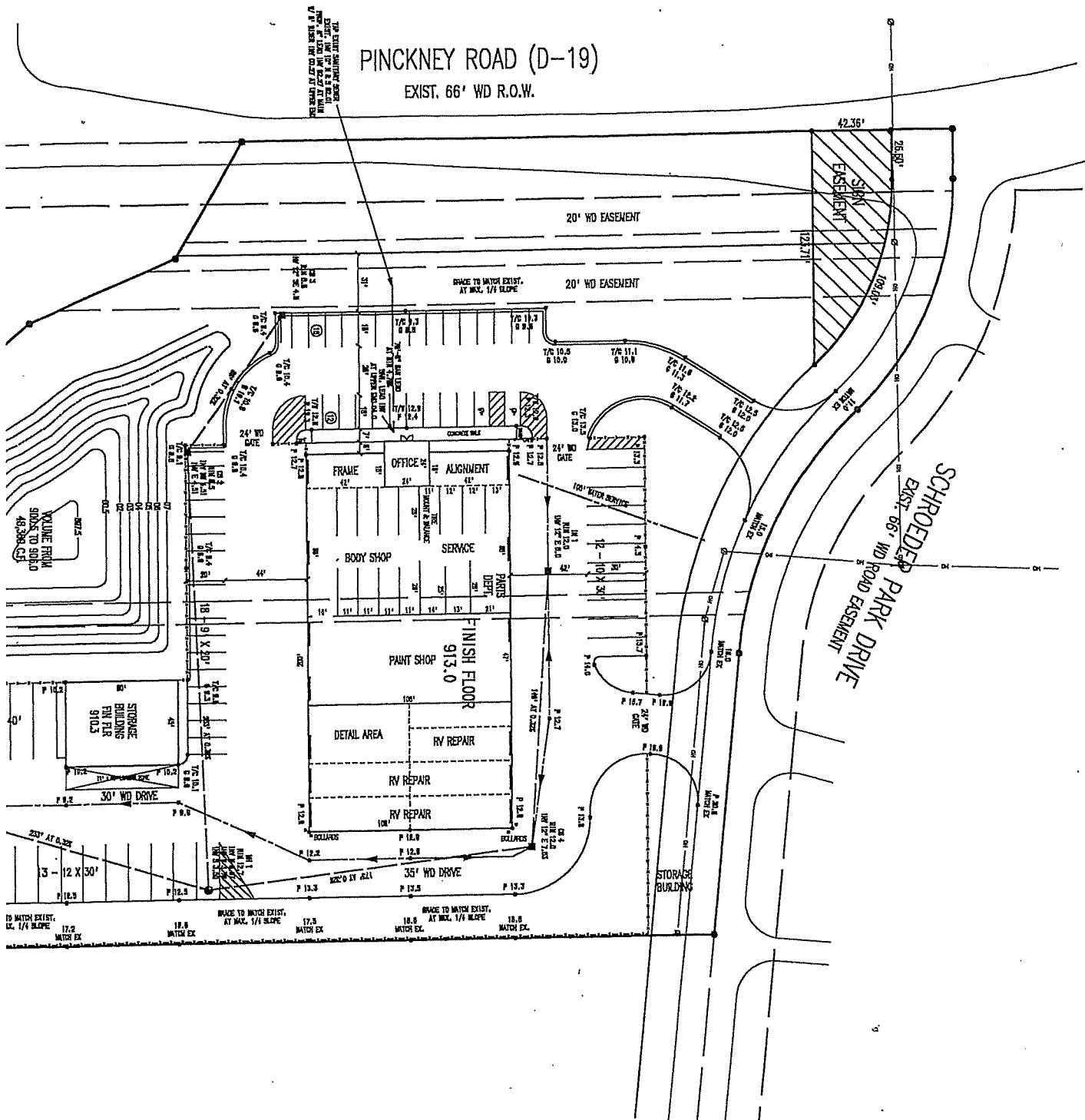
Thanks in advance for your consideration,

Matt Schroeder

A handwritten signature in black ink that reads "Matt Schroeder". The signature is written in a cursive, flowing style.

PINCKNEY ROAD (D-19)

EXIST. 66' WD R.O.W.



DETENTION VOLUME

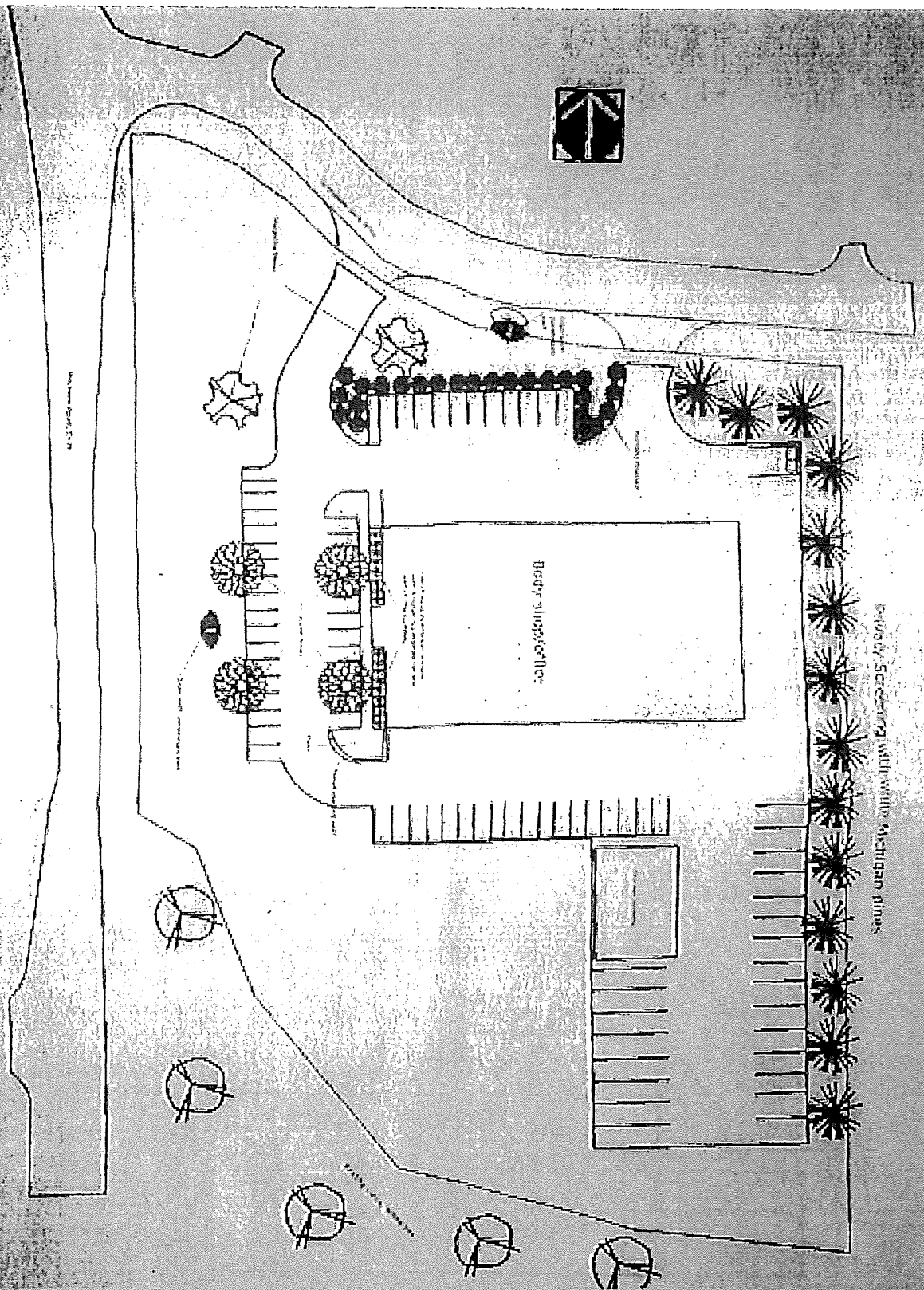
ITEM	EXTENSION (FT)	AREA (SQ FT)	VOLUME (CU FT)
01	14.256	33.031	11.286
02	11.286	25.016	8.235
03	8.235	18.281	5.950
04	5.950	13.271	4.378
TOTAL			45.000

Schroeder's Body Shop
50 Schroeder Park Drive, Howell, MI, 48843

Location

January 10, 2012
Scale

Victory Design



Planting suggested with white Michigan dimes

PUBLIC HEARING

SUP#01-18 Schroeder's Body Shop 17.04A Auto Repair Facility

This body shop will not be off Francis Road. It is about 1000 feet away from Francis. We have a good landscaping plan and will make the building look nice. Currently you can see a lot of campers because I can only work on two at a time. The new building will have space for 6-8 campers at one time. I do not plan on working past 6:00pm. We will have proper exhaust and filtering. The building will be facing D19 but you will enter off Schroeder Park Drive. There will not be any other entrances. We will have proper screening around the parking lot along with proper lighting in the parking area. He is not exactly sure what kind of lighting just yet, but it will fall within the guidelines.

John Enos said he sees a lot of issues with this proposal. He does not believe that it is ready for action just yet. There are still a lot of issues that need to be handled. We want to be proud of this building going in and want to make sure everything is ready before we give the green light.

NEW BUSINESS:

SUP#02-17 D19 Marion LLC 17.04B Automobile Fueling/Mixed-Use Station

TJ Lekander is hoping that we can do whatever is most expedient to get this process started.

Bruce Powelson would like to recommend putting in charging stations for electric cars.

Cheryl Range motioned to recommend approval to the board with all the conditions met from the outside agencies. Bruce Powelson seconded. **Motion carried.**

NEW BUSINESS:

SUP#03-17 Meadows West 17.21 Multiple Family Development

John Enos reminded the audience that the next meeting on this will not necessarily be in March. Give the township a call to find out when the next meeting will be to discuss these issues and concerns.

Cheryl Range motioned to postpone action on this item so the applicant can address some of these issues and concerns. Claire Stevens seconded. **Motion carried.**

NEW BUSINESS:

SUP#01-18 Schroeder's Body Shop 17.04A Auto Repair Facility

John Enos said that the revisions have come a long way. Suggest for Planning Commission to review the updated plan. Some of these things need clarification and recommended to extend any decision making until we review the new plan and discuss the landscaping in more detail with one another.

Bob Hanvey stated that Schroeder's Body Shop will need to ask for variance for parking (section 14) and also a variance for being within 200 feet of a church (17.04A #8).

Dave Hamann said that he will have to ask the ZBA Board in April for this variance. Matt Schroeder

asked if there is any way that we can speed this process up. John Enos said no, because we have to inform the proper channels of the public hearing in advance. We also need more details on the design and landscaping. Cheryl Range also added that she got a late response from MHOG regarding fire suppression.

Cheryl Range motioned to postpone this for review and timing of outside agencies. Also so the variance can be requested from the ZBA. Bob Harvey seconded. **Motion carried.**

NEW BUSINESS:

PUD#01-18 Casa Villa Entrance- Golf Ranch Conceptual Review

John Enos explained that Casa Villa is proposing this PUD because they are not going to be developing all the units that they originally thought. John recommends that we postpone decision making until the next meeting.

Brent Lavanway with Boss Engineering explained that they are requesting a PUD on the corner of Peavy Road and Mason. They were planned for 61 units and revised to 52 units. This allows several different options with the remaining unused parcels. This leaves more open space available, it could increase the size of the park, allow room for walking trails to be put in and it could increase the size of the entrance. The community can only benefit from these added amenities. John Enos thanked Brent for the fast turnaround time and recommends that the Planning Commission set a public hearing for the next meeting.

Bruce Powelson asked what the square footage of the houses are. Brent replied with 1300 square feet, plus an extra 1000 for two story homes.

Bruce Powelson also inquired about the retention pond. Brent explained that it gives an opportunity to create a large buffer and because it is so shallow, it does not require a fence.

Bob Harvey motioned to set a public hearing for March 27, 2018. Claire Stevens seconded. **Motion carried.**

NEW BUSINESS:

TXT#04-17 Proposed Landscape Contractors Operation Section 10.01

Cheryl Range motioned to send this language over the County Planning Commission with comments for review. Bob Harvey seconded. **Motion carried.**

NEW BUSINESS:

TXT#05-17 Proposed Outdoor Vehicle Storage Section 17.34

Cheryl Range motioned to send this language over the County Planning Commission with comments for review. Bob Harvey seconded. **Motion carried.**