

**CHARTER TOWNSHIP OF BROWNSTOWN
ZONING BOARD OF APPEALS
MEETING OF OCTOBER 18, 2018**

The regular meeting of the Brownstown Township Zoning Board of Appeals was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183, on Thursday, October 18, 2018. The meeting was called to order at 7:00 P.M. by Chairperson Blair-Krosnicki and began with the Pledge of Allegiance.

PRESENT: Blair-Krosnicki, Burgor, Lewis, and Daigneau. Also in attendance were Alternates Jones and Blackmon, and Building Official Chuck Earl.

ABSENT: Walters

Motion by Jones, supported by Blackmon, to approve the minutes of September 20, 2018. All present voting aye. Motion approved.

Motion by Burgor, supported by Lewis, to approve the agenda of October 18, 2018. All present voting aye. Motion approved.

Case #V180005 23500 Carter Road (tabled from 09/20/2018)

Ron Kachman and Dion Westphal, 1 West Jefferson, Trenton, were present representing Bill Saad, owner of property and applicant requesting setback variances for gas station/convenience store located at 23500 Carter Road. The property has a B-2 zoning with a required front yard setback of 75'. The property is located on a corner lot and has double frontage on Dix-Toledo and Carter Roads. The ordinance calls for a 75' set-back from both property lines. The applicant is requesting 3 variances from the set-back requirement for the building and canopy.

The main building is proposed to be built 29.35' into the required 75' setback from Carter Road. The canopy is proposed to be built 33.85' into the setback from Carter Road and 5.48' into the setback from Dix-Toledo Road. The applicant is requesting the following variances from section 6.03, Table 6.03:

- A 29.35' variance for the South side of the convenience store building.
- A 33.85' variance for the South side of the canopy.
- A 5.48' variance for the North West corner of the canopy.

The following people were in attendance to oppose this request:

Jack Wallace, 22828 Douglas
Yvonne Cody, 22079 Irene
Michelle R., 22002 Irene
Hope Turner, Manager @ Concord Coop
Gloria Kraft, 22093 Dale
Denise Robinson, 22039 Dale
Mr. Gewarges, 21925 Dix-Toledo

Motion of Daigneau, supported by Jones, to deny the variance request for 29.35' on the south side of the convenience store building. All present voting Aye. Motion approved.

Motion of Daigneau, supported by Lewis, to approve the variance request for 33.85' on the south side of the canopy. All present voting Aye. Motion approved.

Motion of Lewis, supported by Daigneau, to approve the variance request for 5.48' on the north-west corner of the canopy. All present voting Aye. Motion approved.

PUBLIC FORUM: The following residents spoke during public forum:

21925 Dix-Toledo, Mr. Gewarges
22093 Dale, Gloria Kraft
22040 Dale, Resident

Michelle Rose, Resident

Motion by Burgor, supported by Lewis to adjourn the Zoning Board of Appeals meeting at 7:49 p.m. All present voting aye.

ZBA 101918rt

Deborah Blair-Krosnicki, Chairperson