

CHARTER TOWNSHIP OF CANTON
THE ZONING BOARD OF APPEALS
JANUARY 10, 2019

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, January 10, 2019 at the Township Administration Building located at 1150 S. Canton Center Road, Canton, Michigan 48188.

James Cisek called the meeting to order at: 7:00 p.m. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Present: James Cisek, Vicki Welty, Greg Greco and Greg Demopoulos.
Absent: Craig Engel and James Malinowski. Staff Present: Jeff Goulet

ACCEPTANCE OF AGENDA

Motion by Greg Greco to accept the agenda for January 10th, 2019 and Support by Vicki Welty with the exception that Item #1 has been dismissed. Ayes: All

APPROVAL DECEMBER 13th, 2018 MEETING MINUTES

Motion by Vicky Welty to approve the Zoning Board of Appeals Meeting Minutes dated December 13th, 2018 as presented. Support by Greg Greco. Ayes: All

James Cisek explained the procedure of the Zoning Board of Appeals to the audience.

1. Applicant Pat Williams, Township Supervisor, for property located at 41500 Warren Road, on the north side of Warren between North Lilley and Haggerty Road, Zoning R-5, appealing Section 2.24.A (wetlands) and Section 26.02 Building Height Parcel ID 71-041-99-0006-000, 41-041-99-0003-000 and 71-041-99-0004-000 (Planning)

Jeff Goulet stated just to clarify that the only variance that you are looking at tonight is for 2.24A relative to wetlands. The building height and setback variance will be rescheduled for next month as a different section is needed.

Michael Malone stated that he is with Partners in Architecture, representing the township on the new fire station project. We are before you today asking for a variance to the wetlands setback. We are actually going to be displacing a section of the wetlands and showed the diagram to the Board. (The Board Members had a copy in their packet). Based on the new development that we are proposing, the new fire station will be constructed to the east of the current fire station. Due to the location of the wetlands, it makes it undevelopable. We are trying to maintain the operation of the current fire station while allowing construction of the new so for that reason, we need to move some of the wetlands. We are going to work with the Planning Department. It may get shifted slightly but there is plenty of room in the rear of the site to allow for that.

Jeff Goulet stated that as Mr. Malone has explained, we basically need a variance to allow encroachment within the twenty five foot buffer from the regulated wetland. In addition to the encroachment to the wetland there is also a setback from the edge of the regulated wetland. You can see on the plan that in addition to the wetland that will be displaced, the parking lot will come up

to the edge of the wetland so the variance is needed to maintain that area. We will have to mitigate where the additional wetland beyond where the parking lot is going. That will be subject to a MDEQ permit in terms of what they allow to be displaced and where it will be mitigated at on the site as part of the wetlands permit. As Mike suggested, because of the finger wetlands kind of comes down on the property it really makes the property unusable unless there is some kind of variance or relief granted to that wetland setbacks. Staff would recommend approval of the variance to the wetland setback as shown as the site cannot be used effectively without a minor encroachment.

Motion by Vicki Welty, support by Greg Greco to open the Public Hearing. Ayes: All

No one from the audience wished to address the Board on this issue.

Motion by Greg Demopoulos, support by Vicki Welty to close the Public Hearing. Ayes: All

Motion by Vicki Welty to approve the requested variance to Section 2.24.A to allow the wetland buffer encroachment as shown on the plan, based on the findings that the site cannot be practically utilized without the variance. Support by Greg Greco. Ayes: All

Motion by Greg Demopoulos to adjourn at 7:08 p.m. Support by Vicki Welty. Ayes: All

Renee' DeVos
Recording Secretary