

CHARTER TOWNSHIP OF CANTON  
THE ZONING BOARD OF APPEALS  
FEBRUARY 14, 2019

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, February 14, 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 10<sup>th</sup>, 2019 and Support by Vicki Welty. Ayes: All

APPROVAL JANUARY 10<sup>th</sup>, 2019 MEETING MINUTES

Motion by Vicky Welty to approve the Zoning Board of Appeals Meeting Minutes dated January 10<sup>th</sup>, 2019 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 2.16C Exceptions to Height Standards (setbacks due to additional height). Parcel ID 71-041-99-0006-000, 71-41-041-99-0003-000 and 71-041-99-0004-000 (Planning)

Jeff Goulet stated the representative for Partners in Architecture, Nate Ringholz is here. I can present the item and if there are any other questions about the building design, Nate here can answer. Last month, the ZBA approved a variance for the new fire station for a wetland setback. When we did the initial analysis we didn't realize that they needed another variance due to the height of a portion of the building design so we had to re-advertise another variance. This is from Section 2.16C which requires additional setbacks based on any additional height over the maximum for the zoning district. In this particular case, if you look at the building elevations, there is a hose tower in front of the building that's a little bit higher than the 25 feet. For every additional foot above the twenty five foot height maximum there is an additional setback requirement. In this particular case, the front setback in R-5 is twenty five feet. The building is set back approximately 32.5 feet. They need a variance of about 7.5 feet. They would normally require 47.5 feet based on the height of the tower. They need a variance of about 15.5 feet to accommodate the hose tower. We are still going through design development so in order to give a little bit of flexibility for final location of the building. We should allow some flexibility in case the builder shifts a little bit. They cannot move the building back. The hardship is due to the location of the wetlands in the back and the position of everything else on the site. This is a very small minor part of the building in the front that extends above the normal roof line so based on the constraints of the site we would recommend approval. The motion is worded to allow the front setback as shown on the plan but not less than 30 feet. That gives them two or three feet of

flex in that front setback for final engineering and final building positions based on the findings that the site couldn't be practically utilized without the variance and that the portion of the building that exceeds the maximum height is very very limited. Nate is here from Partners in Architecture if you have any questions about the building design. Other than that, I can answer any other questions. The Township Board will be reviewing the Special Land Use next week. They need this variance to be granted before they can review and approve the Special Use.

Motion by Vicki Welty, support by Demopoulos to open the Public Hearing. Ayes: All  
No one from the audience wished to address the Board on this issue.

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

Motion by Vicki Welty to approve the requested variance from Section 2.16C to allow the front setback as shown on the plan, but not less than 30 feet, based on the findings that the site cannot be practically utilized without the variance and the portion of the building that exceeds the maximum height is very limited. Support by Greg Demopoulos. Ayes: All

Motion by Greg Demopoulos to adjourn at 7:04 p.m. Support by Greg Greco. Ayes: All

Renee' DeVos  
Recording Secretary