

**CHARTER TOWNSHIP OF CANTON
ZONING BOARD OF APPEALS
June 11, 2020**

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, June 11, 2020 at the Township Administration Building located at 1150 S. Canton Center Road, Canton Township, Michigan 48188.

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

ROLL CALL:

Members Present: James Cisek, Craig Engel, Vicki Welty, and John Badeen

Members Absent: Greg Greco

Staff Present: Jeff Goulet

ACCEPTANCE OF AGENDA FOR June 11TH, 2020

Motion by, John Badeen supported by Vicki Welty to accept the agenda as presented.
Ayes: All

APPROVAL OF MINUTES FOR THE March 12TH, 2020 MEETING

Motion by Craig Engel, supported by Vicki Welty to accept the minutes as presented.
Ayes: All

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

1. Applicant Danny Veri, for property located on the east side of Lilley Road between Warren and Joy Roads, Zoning R-6. Appealing Section 26.02, variances to front setback, building height and number of stories in the R-6 district and Section 6.03A, variances from building separation for multiple-family buildings and location of driveway relative to the wall of a building. Parcel ID 008-99-0001-707 (Planning)

Mr. Danny Veri explained his need for the variances. He is requesting 3 stories in the rear of the building with a median roof height of 32', 7' over the allowable 25'. The front would be 27' versus the required 25'. This request is due to the very restrictive depth from the setback of the flood plain line. The 3 stories will only be visible from the back of the property and not in front on Lilley Rd. Mr. Veri is requesting to allow the front of the building to sit 5' into the front 50' setback, therefore having a 45' front setback. In order to maintain a 27' roadway per the Fire Marshal/Engineering Department, the building must be pulled 5' into the front setback. This will only occur with part of the building and mostly just the front porches. Lastly, Mr. Veri's requests to allow the distance between buildings to be 30' rather than required 40'. The distance requires between buildings of 2 stories is 30'. The distance between 3 stories is 40'. The

building cannot be pushed any more north due to the required taper from Wayne County and the guardrail for the large culvert.

Jeff Goulet, Township Planner, stated that the project sponsor is proposing to develop 2 townhouse buildings on the subject parcel. The parcel is heavily impacted by wetlands and floodplain on the east and north side of the parcel.

The five foot front setback variance is to accommodate front porches and overhangs into the front setback due to the need for a 27 foot driveway to serve the back of the building.

The variance to the building height (3rd story and building height) is due to the grade change in the rear and the fact that the rear elevations are 3 stories. The front elevations facing Lilley Road are two stories and 2 feet over the 25 foot height limit. The rear elevation requires a 7 foot variance to the maximum 25 feet height limit due to the grade change. The hardship is based on the natural grades, since it is measured from the lowest final grade, not average grade. There should be no adverse impact since the rear of the building isn't visible to the public.

Based on three stories, the separation distance is 40 feet instead of the 30 feet for two-story buildings. Since the front is a two-story elevation and the rear elevation does not have any impact on surrounding views, a variance to allow use of the 30 foot separation is appropriate.

The final request is for a variance of 15 feet from the required 25 foot distance from the building wall to the internal driveway edge. Due to the location of the drain guardrail and required taper to the driveway on Lilley Road, the entrance driveway can't be shifted north in order to maintain the required separation. If the County approves a shorter taper, the entrance driveway can be shifted north and this variance would be eliminated.

Motion by Vicki Welty, supported by John Badeen to open the Public Hearing. Ayes: All

Four members of audience addressed the board.

1. Janice Way, 7367 Green Meadow Ln, Canton Mi 48187, does not feel the property is suited for what Mr. Veri would like to build. She has concerns about the driveway being too close to the Coves entrance. She stated that some Coves Condos near Lilley Road will be looking at a 3 story building. Ms. Way also stated that there could be run off into the creek. She doesn't feel this is the best use of this property. She suggested instead of building 24 units, possibly building less units in the space.
2. William VanWinkle, 42137 Tonquish Ct, Canton, MI 48187, Board President of the Association, wanted to know the exact location of the new buildings in relation to the Coves Condos. Mr. Veri pointed out the location on the map. Mr. Veri confirmed the setback is at least 60 feet from the Coves property. Mr. VanWinkle has concerns of the extra noise that this property may bring and a possible decrease to property value. Mr. Veri agreed to walk the property with Mr. VanWinkle at a future date.

3. Rosemary Leslie, 7487 Green Meadow Ln, Canton, Mi 48187 wanted to know where the structure will be in relation to her condo at the east side of the Coves Condos and Koppernick Dr. Mr. Goulet and Mr. Veri showed her on the map. Mr. Veri discussed cleaning up the trees in the creek and the compensating cut of land by the creek.
4. Janice Curella, 7471 Green Meadow Ln Canton, Mi 48187 is concerned about heavy rains and the creek overflowing. She understands that the creek belongs to Wayne County.

Motion by Vicki Welty, supported by Craig Engel to close the Public Hearing. Ayes: All

3 letters were received by public with comments and questions.

1. Rosemary Leslie, 7487 Green Meadow Lane, Canton Mi 48187
2. Elbert Weber, 7559 Green Meadow Lane, Canton, Mi 48187
3. William Van Winkle, 42137 Tonquish Ct. Canton, Mi 48187

Mr. Weber's letter addressed the proximity to Mettetal Airport and the building height. Mr. Goulet stated that 30 ft. building height is not an issue in regards to the airport zone.

Motion by John Badeen to approve the requested variances from Section 26.02 for front setback, building height and number of stories in the R-6 zoning district and from Section 6.03 for building separation for multiple-family buildings and location of driveway relative to the building wall as identified and shown on the plans, based on the findings that there are practical difficulties caused by the effective depth of usable land on the site due to wetlands, floodplain, and drain locations on the site that would preclude reasonable use of the property without the variances.

Supported by Craig Engel. Ayes: All

Motion by Vicki Welty to adjourn meeting. Supported by John Badeen. Ayes: All

Meeting adjourned at 7:34 pm

Alison Eisenbeis
Recording Secretary

RECEIVED

JUN 9 2020

CANTON TOWNSHIP
BUILDING & INSPECTION SVCS

Charter Township Of Canton
Clerk's Office
1150 S. Canton Center Rd.
Canton, MI 48188

June 2, 2020


Re: Zoning variances for Parcel ID 008-99-0001-707

I live in The Coves of Canton condominium complex, Lilly and Warren. This parcel is immediately adjacent to our condos on our north and thus affects our property values and environment. I have several comments concerning the proposed variances.

1. Variances to front setback. Will this affect the distance from our property line to the new buildings?
2. Building height and number of stories. The building height must be limited to accommodate the flight pattern for Metatal Airport (to our north).
3. Variance from building separation. Will this result in a pocket of high density homes?
4. Tonquish Creek runs through the center of this parcel. It has flooded twice in the last 15 years with water reaching my condo putting this entire parcel under water.

Thank you for your consideration of our concerns as you review the request for the zoning appeals on parcel ID 008-99-0001-707.

Sincerely,


Elbert Weber

And nearby condo owners
7559 Green Meadow Lane
Canton, MI 48187
734-454-7421

RECEIVED

JUN 11 2020

CANTON TOWNSHIP
BUILDING & INSPECTION SVCS

6/10/20

Charter Township of Canton
Zoning Board of appeals

The Coves of Canton Condominium located just south and east of Lilley Rd. of the intended parcel of land where two building are to be constructed. We have many condos where the co-owner enjoys the small animals, birds of all kind in a quiet peaceful setting.

The co-owner purchased the site purposely to be next to the wooded area and it's felt that constructing a two new building would cause a decrease in the value of each condo. They have worked hard keeping up with the appreciation of their condos as most are retired. Two new building would create noise with cars, radios and such not only disrupts the birds and animals but humans also.

In the rear of our condos is the Tonquish Drain which is subject to over flow causing water to flood on co-owner's property. I'm sure it would flood on the property just north of the Tonquish Drain where the new buildings are being constructed.

I was informed that the land north and south of the Tonquish Drain is zoned wet lands which would not support any type construction.

Your Very Truly

William Van Winkle, President Coves of Canton
42137 Tonquish Ct
Canton, Mich. 48187

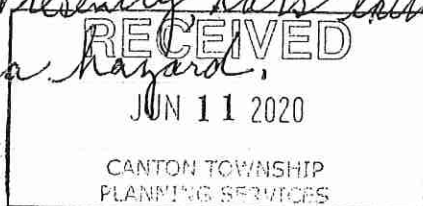
June 5, 2020

✓ zoning Bd of Appeals
C/o M. G. Siequist, Clerk

J. Goulet
Planning Svcs.

I plan to attend the June 11 meeting regarding Parcel # 008-99-0001 which is located near my condominium in the Coves of Canton. Following are 3 minor points on which I would like information.

- 1) I would like to have a map of the parcel so that I can see exactly where the property lines are. As you know the property involves Tonguish Creek, plus an industrial park, Lilley Rd, and the condos.
- 2) Because of the close proximity to the condos, I hope the builder will be required to provide proper buffer landscaping to enhance the appearance of the buildings.
- 3) Where will entrances/exits be located? How many? Presently cars exiting onto Lilley going S create a hazard.



Rosemary Leslie
7487 Green Meadow Lane
734-354-9406