



ZONING BOARD OF APPEALS
MEETING MINUTES
THURSDAY, JULY 1, 2021

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD, MACOMB MI 48042

1. CALL TO ORDER

Meeting was called to order at 6:30 PM by Chair Aaron Tuckfield.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

3. ROLL CALL

Secretary Dawn Slossen called the roll:

Present: David Pieper, Kristi Pozzi, Dawn Slossen, Aaron Tuckfield

Absent: David DeCoster

MOTION by Kristi Pozzi seconded by Dawn Slossen to exclude Member David DeCoster from roll due to absence.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slossen, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

4. ADDRESS ANY CONFLICTS OF INTEREST

None

5. APPROVAL OF AGENDA

MOTION by Dawn Slossen seconded by Kristi Pozzi to table item 8D Section 20.13.C. - To allow sign(s) that exceed allowable quantity, area and height, until the August 5, 2021 Zoning Board of Appeals meeting.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slossen, Aaron Tuckfield

Nays - None

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Abstain - None

THE MOTION PASSED.

MOTION by Dawn Slosson seconded by David Pieper to approve the amended agenda as presented.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

6. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Kristi Pozzi seconded by Dawn Slosson to approve meeting minutes from June 3, 2021 with the amendment to show the accurate start time of 7:00 P.M..

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

7. OLD BUSINESS

7.A. **Variance Request from Zoning Ordinance**

Section 10.1605.G - request to allow a 6 foot high precast screen wall in lieu of a required 6 foot high decorative masonry wall

Located at 21790 23 Mile Road; Located on the southwest corner of 23 Mile Road and Card Road; Section 22; Fadi Askar, Petitioner; Permanent Parcel 08-22-200-005, 08-22-200-014 and 08-22-200-015

MOTION by David Pieper seconded by Dawn Slosson to postpone the Variance Request from Zoning Ordinance until the August 5, 2021 ZBA Meeting.

Vote Summary: (3 - 1 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson

Nays - Aaron Tuckfield

Abstain - None

THE MOTION PASSED.

8. NEW BUSINESS

8.A. Variance Request From Zoning Ordinance

Section 10-0311(E)(f)(2) - Request to allow for pool decking to locate 14 from the rear lot line where 20 feet is required.

Section 10-0311(E)(f)(3) - Request to allow for the installation of a pool within the side yard as opposed to the rear yard as required.

Located at 49513 Bufflehead Lane, Walnut Creek Subdivision #2; Located off of 22 Mile Road, west of Romeo Plank Road; Section 20; Michal and Christina Galecki, Petitioners Permanent Parcel #08-20-326-023

MOTION by Kristi Pozzi seconded by Dawn Slosson to Approve Variance Requests from Zoning Ordinance contingent upon the approval from the Water & Sewer Department easement encroachment.

Section 10-0311(E)(f)(2) - Request to allow for pool decking to locate 14 from the rear lot line where 20 feet is required.

Section 10-0311(E)(f)(3) - Request to allow for the installation of a pool within the side yard as opposed to the rear yard as required.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

8.B. Variance Request from Zoning Ordinance

Section 10.0311(B) - Request to allow for the construction of an addition to an existing house, resulting in a 15.13 foot setback where a 25 foot setback is required; Located at 21550 Fort Worth Drive, Lone Star West Condominiums; Located north of 22 Mile Road, west of Card Road; Section 22; Trevor Birberick, Petitioner Permanent Parcel 08-22-476-006

MOTION by David Pieper seconded by Dawn Slosson to Approve Variance Request from Zoning Ordinance

Section 10.0311(B) - Request to allow for the construction of an addition to an existing house, resulting in a 15.13 foot setback where a 25 foot setback is required.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

8.C. Variance Request from Zoning Ordinance

Section 20-6.A.1 - Request to allow a building mounted sign on a side that does not have

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road frontage to exceed the size permitted.

Located on the north side of 23 Mile Road, east of Hayes Road; Section 18; Lawrence Worden, Petitioner; Permanent Parcel #08-18-326-002

MOTION by David Pieper seconded by Dawn Slosson to postpone this Variance Request until the August 5, 2021 ZBA Meeting.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

8.D. Variance Request from Zoning Ordinance

Section 10.0323.C.5.c. - Request to reduce the required parking spaces by a 50 space reduction (450 to 400)

Section 10.1605.B.2. - Request to increase height from 25 feet to 36 feet and 2 inches

Section 20.13.C. - To allow sign(s) that exceed allowable quantity, area and height.

Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

Permanent Parcel #08-07-300-016

Item 8D Section 20.13.C. - To allow sign(s) that exceed allowable quantity, area and height, until the August 5, 2021 Zoning Board of Appeals meeting.

John Pasquinzo, Terri Kowal, Ryan Tengler, Ronald Morris, Amanda Opalewski, Chad Miller, Linda Manoridge, Abbey Collins, MaryBeth Theiss, Nicoli Pal, Alicia Moore and Kayla VanFleteren provided public comments regarding Zoning Board of Appeals items.

Several other people gave comments that did not pertain to the Zoning Board of Appeals.

MOTION by David Pieper seconded by Dawn Slosson to Approve Variance Request from Zoning Ordinance

Section 10.0323.C.5.c. - Request to reduce the required parking spaces by a 50 space reduction (450 to 400) contingent on Special Land Use approval being obtained for the pharmacy drive thru.

Vote Summary: (4 - 0 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

MOTION by Kristi Pozzi seconded by Dawn Slosson to Deny Variance Request from

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Section 10.1605.B.2. - Request to increase height from 25 feet to 36 feet and 2 inches

Vote Summary: (3 - 1 - 0)

Ayes - David Pieper, Kristi Pozzi, Dawn Slosson

Nays - Aaron Tuckfield

Abstain - None

THE MOTION FAILED.

8.E. Zoning Board of Appeals By-Law Review

Board Members received ZBA By-Laws to review.

9. PUBLIC COMMENTS (ANY PERSON MAY SPEAK FOR UP TO 4 MINUTES)

Several people gave comments that did not pertain to Zoning Board of Appeals

10. ZBA MEMBER COMMENTS

Kristi Pozzi appreciated everyone's comments and says that site plan issues will be addressed at the Planning Commission meeting. She then asked Township Attorney Benjamin Aloia if Meijer's was a "done deal" as this is what some of the public comments were about. Benjamin Aloia said that this was not a "done deal" but the property is appropriately zoned for the supermarket.

David Pieper also appreciated everyone coming to the meeting and their comments.

Aaron Tuckfield reminded everyone that the sign part of Meijer's variance was coming back to the next ZBA meeting.

11. PLANNING DIRECTOR COMMENTS

Josh Bocks reminded everyone that the next ZBA Meeting was August 5, 2021 at 6:30 P.M.

12. ADJOURNMENT

MOTION by Kristi Pozzi seconded by Dawn Slosson to adjourn the July 1, 2021 meeting at 09:44 PM.

Vote Summary: (4 - 0 - 0)

Aye - David Pieper, Kristi Pozzi, Dawn Slosson, Aaron Tuckfield

Nay - None

Abstain - None

THE MOTION PASSED.