

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
AUGUST 18, 2022

The meeting was called to order by Chairman Horen at 7 p.m.

Members present: J. Horen, J. Kruger, A. Lyday, G. Brandt, D. Zube (Alternate)
Members absent: C. Schweitzer-excused
Also present: R. Sheppard-Attorney, Greg Dennis, Wayne Reno

The Pledge of Allegiance of the United States of America was recited by those present.

Motion by Zube, seconded by Brandt to adopt the agenda as presented.

Motion unanimously carried.

Motion by Zube, seconded by Lyday to approve the minutes of July 21, 2022 as presented.

Motion unanimously carried.

Public Input

Public input was opened and closed at 7:01p.m. with no one from the public wishing to speak.

Items for Consideration

Public Hearing

09-100-019-200-040-02

Helena Agri

4640 S. 7 Mile

Setback variance

Horen read the letter sent to the neighbors of the Helena Agri, requesting a 15-foot variance to their required rear yard setback.

Greg Davis, representing Helena Agri discussed their future needs. The proposed site plan was discussed. He told the members that the development will be done in several phases.

Davis explained that the truck dock will intrude in the rear yard setback by 15 feet with a roof but no sidewalls.

Sheppard explained to Dennis that he will need to inform the Planning Commission of the different phases of the project.

Sheppard and Davis discussed the easement for drainage located on the property.

Horen asked if there was a detention pond on the property?

Dennis explained that on page C3 of the site plan submitted, shows the underground catch basin. The size of the basin is the size of the building, four (4) and one-half feet below grade. The storage volume is 15,500 cubic feet, which is about 120,000-gallon capacity and the 15-inch piping going into the pond and six (6) inch piping going out.

Horen asked about the loading dock.

Dennis explained that Helena prefers an above grade dock rather than a below grade dock for safety purposes.

Dennis said that the entrance for the dock is the North side and will exit on the South side.

Sheppard encouraged Dennis to discuss his plans with the Drain Commission and the Township Engineer.

Horen opened and closed public comment with no one wishing to speak.

Lengthy discussion followed among the members.

Krueger and Dennis discussed the practical difficulty the railroad spur creates.

Members discussed shifting the proposed building 90 degrees and the turning area for trucks were in question.

Members discussed the turning area at length

Brandt told Dennis the building should be shifted 90 degrees.

Dennis explained that the business is in need of moving forward with their development.

Horen said that the neighbor to the East would appreciate the truck traffic lights not be intrusive, when loading and unloading.

Motion by Zube, supported Lyday to approve the 15-foot variance request in that, exceptional extraordinary circumstances or conditions is the railroad spur bisecting the industrial parcel and property. The variance is necessary for the preservation of enjoyment of substantial property right. It is found that there is practical difficulty or unnecessary hardship, because it is the building cannot be oriented any other way to make it a useful space productive. Also, it is not so general where it is reoccurring.

Roll Call Vote:

Yes: Horen, Krueger, Lyday, Zube

No: Brandt

Absent: Schweitzer

Motion carried

Krueger accepted communications

**Motion by Horen, supported by Lyday to adjourn.
Motion carried.**

The meeting was adjourned at 8:12 p.m.

Respectfully,

Joy Krueger
Secretary
JK/djp