MINUTES
ZONING BOARD OF APPEALS
MONDAY, FEBRUARY 10, 2014-7:00 PM
MUNICIPAL BUILDING - CONFERENCE ROOM "A"

1. ROLL CALL OF MEMBERS:

Present: Chairman Ballard, Commissioner Spees, Ceane, Davis, Awad
Absent:

2. APPROVAL OF MINUTES:

a. November 12, 2013

Motion by Spees to approve minutes of November 12, 2013 , support by Davis

All present voting yes, motion carried unanimously

3. APPROVAL OF AGENDA:

Motion by Ballard to approve agenda, but to clarify that the agenda appeal does not match the application. He wants to approach it as dealing with the application not specifically the appeal as written in the agenda. It will be clarification on item B & D, 4 subsection 3, and then the applicants 18-A.

Motion as modified by chair, support by Spees.

All present voting yes, motion carried unanimously

4. OLD BUSINESS:

None

Motion by Ballard to recess until 7:30, support by Davis.

All present voting yes, motion carried unanimously

Chairman Ballard called the meeting back to order at 7:30 p.m.

5. NEW BUSINESS:

a. **APPEAL # 641-14** – 25245 E. Huron River Drive, Flat Rock, (58-136-99-0015-000)
A petition to request a variance to the following:
Article 4.01, Section B-8, requirement for the storage or parking of trucks over one (1) ton capacity shall not be permitted in any residential district
Article 4.01 Section E-1, requirement for no more than two (2) recreational vehicles may be parked or stored on lots exceeding one half (1/2) acre in size

Applicant is requesting a variance to allow the parking of trucks over one (1) ton capacity.

Applicant is requesting a variance to allow the parking of six (6) recreational vehicles.

Chairman Ballard read from Application- Item #3 in its entirety.

Discussion on the notice of violation and if it was issued correctly. Further discussion specifically on historically plated vehicles versus recreational vehicles. Byron Nolen spoke representing objections for Gabrielle Nolen. Dennis Budds spoke representing the applicant.

Motion by Ballard to find that the violation notice is in error due to 4.01A1 as it applies to the residence, Support by Spees

Motion failed with Ceane, Awad, & Davis voting No.

Motion by Davis to not grant variance for B-8 over 1 ton, support by Spees

All present voting yes, motion carried unanimously

Motion by Ballard that smaller military vehicle not count as recreational vehicle, support by Spees

All present voting yes, motion carried unanimously

Motion by Spees to allow Mr. Laura four (4) recreational vehicles on the outside, support by Ballard

Discussion to leave out what is and isn't recreational vehicle. Ceane wanted to clarify 2 per lot, motion stated 4 total left at 4 total

All present voting yes, motion carried unanimously

Motion by Ballard to approve guidance list for this appeal only
Smaller military vehicle – not recreational
Golf cart –is recreational
Camper- is recreational
Boat-is recreational
Kubota utility tractor (mower)- is not recreational
Both larger trailers are recreational smaller trailer is not
Support by Awad

All present voting yes, motion carried unanimously

Discussion followed about the objections and how many of them were not within 300 feet.

6. **CITIZENS TO BE HEARD:**
   None

7. **INFORMATION \ CORRESPONDANCE:**

8. **ADJOURNMENT:**
   Motion by Spees to adjourn meeting, support by Ballard

   All present voting yes, motion carried

   Meeting adjourned at 9:00 PM

DAVID BALLARD, CHAIRMAN

TIM SPEES, SECRETARY

CARRIED: 3/10/14