

CITY OF CHARLEVOIX
ZONING BOARD OF APPEALS MINUTES
Wednesday, May 13, 2015 - 6:00 p.m.
210 State Street, City Hall, 2nd Floor Council Chambers, Charlevoix, MI

(A) CALL TO ORDER

The meeting was called to order by Chair Withrow at 6:02 p.m.

(B) ROLL CALL/PLEDGE OF ALLEGIANCE

Members Present: Gary Anderson, Greg Bryan, Ann Gorney, Art Nash, Greg Withrow
Members Absent: Bob Bergmann, Pat Miller
Staff Present: City Planner Michael Spencer

(C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST

None.

(D) APPROVAL OF AGENDA

The agenda was approved as presented.

(E) APPROVAL OF MINUTES

1. Motion to approve or amend the March 18, 2015 meeting minutes.
Motion by Member Bryan, second by Member Anderson to approve the March 18, 2015 minutes as presented. Motion approved by unanimous voice vote.

(F) NEW BUSINESS

1. Public Hearing for Project 2015-02 ZBA. Dimensional variance request from Michigan Scientific.

a. Staff presentation.

Planner Spencer stated that the applicant is proposing to construct a 60' x 162' addition on the east side of the existing building in the rear yard. The proposed addition does not meet the setbacks required for rear yards in an I Industrial Zone. He indicated that the building does not line up parallel with the lot lines which accounts for the differing rear yard variance.

b. Applicant presentation (if requested).

Jim Malewitz, President of Performance Engineers representing the applicant, stated that his firm created the site plan. He noted that due to the configuration of the building and their operations, expansion of the building on the east side made the most sense. He displayed maps of the subject property and adjacent property.

Mike Castiglione, Michigan Scientific, stated that Michigan Scientific has 57 employees. The company built an addition in 1990 and now wishes to build another addition of approximately the same size.

Member Nash questioned if it made sense to join the building with the rented building immediately to the south. Mr. Castiglione said it did not at this time because there were different activities in each of the buildings. Mr. Castiglione indicated that Michigan Scientific was a light manufacturing facility.

c. Call for public comments.

None.

d. ZBA determination of findings of fact.

Member Gorney questioned erosion on the hill and if anything would be compromised by the addition. Mr. Malewitz stated that they would be installing a trench system that would allow stormwater to flow into the Industrial Park's stormwater system.

e. Motion.

Motion by Member Bryan, second by Member Anderson to approve Project 2015-02 ZBA without conditions based on the Findings of Fact as contained herein.

Yeas: Anderson, Bryan, Gorney, Nash, Withrow
Nays: None
Absent: Bergmann, Miller

(G) CALL FOR GENERAL PUBLIC COMMENT

None.

(H) ADJOURNMENT

The meeting was adjourned by Chair Withrow at 6:14 p.m. There were no objections.

Greg Withrow, Chair

Joyce M. Golding/fgm, City Clerk