

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JUNE 13, 2019 IN  
THE CENTER LINE COUNCIL CHAMBERS.**

Maria Zardis called the meeting to order at 7:37 p.m. The following members were present:

John James  
Ronald Coleman  
Maria Zardis  
James Reid  
Daniel Jared, Alternate

Absent: Billy Strawter

Also present was Mr. Dennis Champine, City Manager/Clerk, Mr. Roger Pinch, Chief Building Inspector, and Mr. Steve Cassin from Carlisle/Wortman.

Ms. Zardis led the Pledge of Allegiance.

Ms. Mary Ann Zielinski, 8362 Sunburst, asked to speak regarding a procedural question. She was concerned that Citizen Communication is listed as item #8 on the agenda. Ms. Zardis advised that there would be a public hearing portion for agenda items #6 and #7 for the public to speak on each item. Citizen Communication item #8 is for anything not on the agenda. She also questioned the size of the Zoning Board of Appeals. Mr. Champine explained that the number of members on the Zoning Board of Appeals is correct and explained the number required for the board.

**ITEM NO. 3 - ADOPTION OF THE AGENDA.**

**MOTION** by Mr. Coleman, supported by Mr. James, to adopt the agenda as submitted.

**AYES: ALL                    MOTION CARRIED**

**ITEM NO. 4 – NOMINATIONS AND APPOINTMENT OF CHAIRPERSON**

Mr. Champine explained that the board does not have a formal chairperson at this time. He explained that Mr. Reid cannot serve as a chairperson as he is a member of council and Mr. Jared cannot serve as chairperson as he is an alternate.

Ms. Zardis nominated Mr. Strawter with a second by Mr. Coleman. Because Mr. Strawter is not present to accept the nomination Ms. Zardis called for a motion to table the item until the next meeting.

**MOTION** by Mr. Reid, supported by Mr. James, to table nominations and appointment of chairperson until the next meeting.

**AYES: ALL                    MOTION CARRIED**

ITEM NO. 5 - APPROVAL OF THE MINUTES FROM THE JUNE 14, 2018 REGULAR ZONING BOARD OF APPEALS MEETING

**MOTION** by Mr. James, supported by Mr. Jared, to approve the minutes as submitted.

AYES: ALL

**MOTION CARRIED**

ITEM NO. 6 - CASE ZBA-1-19, Discount Tire, 7411 MENGE

Ms. Zardis opened the public hearing portion for this item.

Mr. Chris Arseneault, 24543 Victory, expressed concerns about a no commercial vehicles sign on Menge and the integrity of the roadway. Mr. Pinch advised Mr. Champine who advised the public that should the item be approved the engineers would review any impact on the roadway.

There being no further comments from the public, Mr. Ryan McEnhill, 16930 Robins Road Grand Haven Michigan, from ENG spoke on behalf of the applicant. Also present for Discount Tire was Darrin LaButte, 9925 Fountain Lane Fowlerville, Michigan. Mr. McEnhill explained that Discount Tire has had issues with necessary tire storage on their main site at 26805 Van Dyke. Mr. McEnhill explained that the location at 7411 Menge would be for new tire storage only and a fire suppression system will be added. They are aware of the residential area and are proposing landscaping to help shield the area in conjunction with the existing wall. Tire delivery will be 1-2 times per week and the alley will not be impacted by the use. Mr. James Reid expressed concern for traffic on Menge as it is a dead-end street. Ms. Zardis asked about their display showing the proposed truck route as compared to now. Mr. McEnhill explained that the deliveries go to the main site.

Mr. Cassin, of Carlisle/Wortman, explained that the request is necessary as the storage building is located on a separate property from the main building location. Although the property is zoned correctly, the building is not considered an accessory building as it is on its own parcel.

Mr. Champine explained that Discount Tire in Center Line is one of the busiest in the state and this caused a problem for storage and pick up of the used tires. Mr. Champine contacted the corporate offices of Discount Tire regarding the issues. They determined that this location would help resolve the issues causing them a hardship.

Mr. Reid asked about the use of the alley. Mr. McEnhill explained the alley is not wide enough for the delivery trucks to turn around.

Ms. Zardis asked about the ownership of the building. It was explained that Discount Tire is purchasing the building from the current owner.

Mr. James asked to have the flow of delivery traffic explained again. He also asked about the used tires. Mr. LaButte explained that because there are so many new and used tires that they had to store used tires outside. He continued to explain that the use of the building on Menge opens storage for used tires in the main building with new tires in the building on Menge.

Mr. Coleman asked about the frequency of tire delivery. Mr. LaButte explained that it is seasonal. Also expressed concern about the frequency of traffic between the buildings. Mr. LaButte explained that vehicles will not be used to get new tires from the Menge building. Someone will be walking to obtain them.

Ms. Zardis reopened the public hearing.

Mr. Chris Arseneault, 24543 Victory, asked about security measures for the Menge building. Mr. LaButte stated that the intent will be to match the existing security system on the main building.

Mr. James asked about windows on the building. Mr. Champine stated there is only a door and a bay door.

Fran Danese, 8136 Helen, asked about just increasing the frequency of tire pickup. Mr. LaButte explained the difficulties they've had in finding a company that can keep up with the number of tires to be picked up.

Ms. Zardis asked about the current use of the building. Mr. Champine explained that there is some wood fabrication in the building as well as storage of tools. Mr. Jared confirmed the reason for the zoning request.

Mr. Reid asked if storage containers would still be on the property. Mr. LaButte was unable to answer the question.

Ms. Zardis asked for the planner's opinion. Mr. Cassin stated the review recommends approval as stated on the last page of the review.

Fran Danese, 8136 Helen, asked if approval is granted what would the city do to make sure the containers did not return. Mr. Champine explained that the containers must be removed and tires cannot be stored outside. If there's a violation, a blight notice will be issued and that process followed.

There being no more citizens wishing to comment, Ms. Zardis closed the public hearing portion and called for a motion.

**MOTION** by Mr. Reid, supported by Mr. James, to approve the variance as requested as the applicant has met the hardship requirement as the business has no option to expand except along Van Dyke.

Roll Call vote:

Mr. Reid: Aye  
Mr. James: Aye  
Mr. Jared: Aye  
Ms. Zardis: Aye  
Mr. Coleman: Aye

**MOTION CARRIED**

ITEM NO. 7 – CASE ZBA-2-19, EDGAR RINKE, JR., 25922 & 26120 VAN DYKE

Ms. Zardis opened the public hearing portion for this item.

Carol Arseneault, 8092 Sunburst, questioned the number of parcels involved for this agenda item. Mr. Champine read all parcels listed on the public hearing notice. Ms. Arseneault stated that 26120 Van Dyke was not on the notice and asked if the meeting could still take place. Ms. Zardis asked for clarification on this.

Mr. Roy Rose, from Anderson, Eckstein & Westrick was present to represent Mr. Rinke. Mr. Rose stated the parcels and type of variance needed for each. Asked if the board could move on 3 of the 4 variances and wait to do 26120 Van Dyke at a later meeting.

Mr. Cassin urged caution to the board to do all 4 at once and not to separate them.

Ms. Zardis stated she agreed with Mr. Cassin and recommended tabling this item with agreement from Mr. Reid.

Ms. Mary Ann Zielinski, 8362 Sunburst, expressed concern with Mr. Rose representing Mr. Rinke. She also expressed concerns about a loss of tax base due to demolition of buildings, Mr. Rinke's tax abatements on an unrelated parcel, the health and welfare of the residents, traffic on Van Dyke, possible depreciation of property values near the project before the board.

Chris Arseneault, 24543 Victory, expressed concerns about traffic, delivery of vehicles to the display lots, traffic from the post office parking lot at 26056 Van Dyke, and for pedestrians.

Fran Danese, 8136 Helen expressed concerns about the traffic from the post office at 26056 Van Dyke, children playing in the grass lots owned by the city, a longer walk while walking her dog, and her property value. She wants a ballot initiative and for the board to vote against it.

Mary Ann Zielinski, 8362 Sunburst, expressed concerns about legal ramifications.

Ms. Zardis closed the public hearing portion as there were no further comments from residents.

ITEM NO. 8 – CITIZEN COMMUNICATION

Philip Arseneault, 8092 Sunburst, stated he was happy with the cruise events on June 8, 2019.

There being no further citizen communication this portion was closed.

ITEM NO. 9 – ADJOURNMENT

**MOTION** by Mr. James, supported by Mr. Coleman, to adjourn.

AYES: All

**MOTION CARRIED**

Meeting adjourned at 8:45 p.m.