

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JULY 11, 2019 IN THE CENTER LINE COUNCIL CHAMBERS.

Maria Zardis called the meeting to order at 7:32 p.m. The following members were present:

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

Also present were Mr. Roger Pinch, Chief Building Inspector, and Mr. Dave Scurto from Carlisle/Wortman.

Ms. Zardis led the Pledge of Allegiance.

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

Ms. Zardis called for any discussion or a motion.

MOTION by Mr. Coleman, supported by Mr. Jared, to table nominations and appointment of chairperson until the next meeting.

AYES: ALL **MOTION CARRIED**

As this item has been tabled the board agreed that Ms. Zardis will continue as temporary chairperson for this meeting.

ITEM NO. 5 - APPROVAL OF THE MINUTES FROM THE JUNE 13, 2019 REGULAR ZONING BOARD OF APPEALS MEETING

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

AYES: ALL **MOTION CARRIED**

ITEM NO. 6 - CASE ZBA-2-19, EDGAR RINKE, JR., 25922 & 26120 VAN DYKE

Ms. Zardis explained that this item was on the last meeting's agenda and that because there were missing parcel numbers on the notices, the item was tabled. Ms. Zardis asked Mr. Scurto to confirm that all parcels needed for this item were on the notices sent for this meeting. Mr. Scurto confirmed the notices were correct.

Ms. Zardis asked for the representative present for this item. Mr. Roy Rose, Anderson, Eckstein and Westrick, was present on behalf of Mr. Edgar Rinke, Jr. for this project.

Mr. Scurto explained the reason for the request and which properties were on the agenda. He also explained that a super-majority, meaning 4 positive votes, is needed to pass the issue.

A question was raised by Mary Ann Zielinski, 8362 Sunburst, regarding the number of board members present. It was explained that Mr. Strawter, while a regular member, was not present at the last meeting. Because of this, Mr. Jared took part in that meeting. Mr. Strawter will not vote on this item and will only take part in the items on the agenda not associated with this agenda item.

Mr. Rose addressed the board explaining why the properties were purchased and explained a little about the business. Mr. Edgar Rinke arrived and gave a history of the business.

Ms. Zardis read from the Michigan State University Citizen Planner Guide an explanation of use variance and what is needed for said use variance.

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

Chris Arseneault, 24543 Victory, asked questions about the use of the buildings and parking lots. He also expressed opposition to this agenda item.

Philip Arseneault, 8092 Sunburst, asked about the planning commission hearing notices and an incorrect parcel. He also presented a letter to the board from his wife who was unable to attend and expressed opposition to this agenda item.

Fran Danese, 8136 Helen, expressed concerns about safety issues and is opposed to this agenda item.

Kimberly Jacob, 8128 Coolidge, opposes this agenda item.

Bill Paulson, 25948 Van Dyke, supports this agenda item and stated that 25922 Van Dyke was used by the previous owner for storage.

Mary Ann Zielinski, 8362 Sunburst, expressed opposition to this agenda item.

Lee Ann Rutila, 6840 Engleman, expressed opposition to this agenda item.

Ms. Zardis read a letter from William & Rene McAlister, 8055 Sunburst, who oppose the agenda item.

Cherish Passeno, 8086 Dale, expressed opposition to the agenda item.

There being no further citizen communication, the public hearing portion was closed.

Mr. Scurto suggested to the board that the matters be separated into two separate motions. One for the parts storage use variance and the other for the vehicle display lots.

There being no further discussion, Ms. Zardis called for a motion.

Motion by Mr. Jared, supported by Mr. James to approve a use variance to allow parts storage accessory use located on a separate parcel from the main dealership.

Ms. Zardis called for a Roll Call vote.

James Reid	Aye
Ronald Coleman	Aye
John James	Aye
Maria Zardis	No
Daniel Jared	No

MOTION DENIED DUE TO LACK OF SUPER-MAJORITY (4 AYES NEEDED).

Ms. Zardis called for a motion on the matter of outdoor display of vehicles.

Motion by Mr. Jared to approve a use variance to allow outdoor vehicle display areas east of the public alley in the NT Neighborhood Transition District. No support for the motion.

Motion by Mr. Coleman, supported by Mr. Jared, to deny a use variance to allow outdoor vehicle display areas east of the public alley in the NT Neighborhood Transition District.

Ms. Zardis called for a Roll Call vote.

James Reid	Aye
Ronald Coleman	Aye
John James	Aye
Maria Zardis	Aye
Daniel Jared	Aye

MOTION CARRIED.

Mr. Scurto advised that anyone in the audience who wants to appeal the decision of the Zoning Board of Appeals they have 30 days to file a motion in Macomb County Circuit Court.

ITEM NO. 7 – CITIZEN COMMUNICATION

There being no further citizen communication this portion was closed.

ITEM NO. 9 – ADJOURNMENT

There being no further business, Ms. Zardis called for a motion to adjourn.

MOTION by Mr. Strawter, supported by Mr. James, to adjourn.

AYES: All

MOTION CARRIED

Meeting adjourned at 9:00 p.m.