

City of Howell Board of Zoning Appeals
June 13, 2018
City Hall Council Chambers
611 E. Grand River
Howell, MI 48843

The meeting of the Board of Zoning Appeals was called to order by Chairman Munsey at 7:01 p.m.

Present:, Sean Munsey, Ken Keith, Victoria Hertrich, Randall Mattson, Jeannette Ambrose, Jacob Schlittler, City Attorney Dennis Perkins, Community Development Director Timothy Schmitt, and Recording Secretary Deanna Robson.

Absent: David Holmes.

Guests: Ghassan Abdelnour, Nicoll and Marc Ward, Henrietta Olechowski.

APPROVAL OF MINUTES OF April 12, 2018

MOTION by Hertrich, SUPPORT by Mattson, “To approve the minutes of the April 12, 2018 meeting.” MOTION CARRIED (6-0).

#17-26 – VACANT HIGHLAND ROAD (PID #4717-25-100-005) – BUILDING HEIGHT, ACCESSORY STRUCTURE SIZE, FRONT YARD PARKING

Chairman Munsey opened the public hearing at 7:02 p.m.

Ghassan Abdelnour, GAV & Associates, Inc., 24001 Orchard Lake Road, Suite 180A, Farmington, 48336, explained the requested variances: front yard parking is necessary due to the layout of the proposed structure and design of the site; a larger storage unit, surrounded by landscaping and greenery, has been proposed to house the building maintenance equipment for this large project; and the design of the building is intended to match a residential design with 60-70% as one story, although the building height exceeds the ordinance requirements in some areas.

Nicoll Ward, 340 Brigg, Gallery Park Homeowners Association President, stated that she was contacted by the developer earlier that day; was glad to see the majority of the parking moved to the front of the building; and expressed concern about traffic as well as the storage building off Brigg Street. She also asked if the developer would be required to maintain the property and landscaping, and Community Development Director Schmitt confirmed.

Henrietta Olechowski, 330 Brigg, inquired as to the location of the main driveway, and Mr. Schmitt responded that the main entrance will be off M-59, with a secondary entrance off Brigg near Carlisle.

Discussion followed regarding parking and Mr. Abdelnour confirmed that more than enough parking was included with the plans, with no overflow needed. City Attorney Perkins stated that citizens may contact staff if parking situations or concerns should arise.

Chairman Munsey closed the public hearing at 7:19 p.m.

MOTION by Keith, SUPPORT by Hertrich, “To approve the following three requested variances to allow for the construction for the construction of a new 86,500 square foot assisted living rehabilitation facility on the vacant Highland Road property (PID #4717-25-100-005), with the condition listed and based on the findings of fact below.

- 1. To allow the construction of a building that will be 29 feet, six inches tall on the southern wing of the building, where only 25 feet is permitted, a variance of four feet, six inches.**
- 2. To allow the construction of a storage building that is 1,620 square feet in size, where only 900 square feet is permitted, a variance of 900 square feet.**
- 3. To allow the majority of parking to be located in the front yard, where the ordinance requires the majority of parking to be located in the side or rear yard.**

Required condition:

- Applicant must obtain all necessary building permits for the construction on the garage prior to work commencing.**

Findings of fact:

- A. That the restrictions of this Zoning Ordinance unreasonably prevent the owner from using the property for a permitted purpose of would render conformity unnecessarily burdensome;**
- B. That the variance would do substantial justice to the applicant as well as to other property owners in the district and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be consistent with the justice to other property owners;**
- C. That the plight of the landowner is due to the unique circumstances of the property.**
- D. That the alleged hardship has not been created by any person presently having an interest in the property.”**

MOTION CARRIED (6-0).

OTHER BUSINESS

MOTION by Mattson, SUPPORT by Ambrose, “To excuse Member Holmes from the June 13, 2018 meeting.” MOTION CARRIED (6-0).

ADJOURN

MOTION by Mattson, SUPPORT by Ambrose, “To adjourn the meeting at 7:20 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk