

**MINUTES OF A SPECIAL MEETING OF THE COOPER CHARTER TOWNSHIP
ZONING BOARD OF APPEALS HELD ON THURSDAY, JUNE 16, 2016**

A special meeting of the Zoning Board of Appeals for Cooper Charter Township was held on Thursday, June 16, 2016, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Urban, Flowers, and Reynolds.

Members Absent: Gluchowski, Magura

Also Present: Michael D. Homier of Foster, Swift, Collins & Smith, Township Attorney; Applicant, Ralph Winegarten, representing Verizon Wireless.

Selection of Chairperson

Due to the absence of Chairperson Gluchowski, a motion was made by Comm. Reynolds, supported by Comm. Flowers, to appoint Comm. Urban to act as Chairperson for tonight's meeting. Motion carried 3-0-2, with two members absent.

The meeting was called to order at 4:30 p.m. by Comm. Urban.

Review and Approval of Minutes

Motion by Comm. Reynolds, supported by Comm. Flowers, to approve the Minutes from the Zoning Board of Appeals Meeting held on February 25, 2016. Motion carried 3-0-2, with two members absent.

Request for Variance by Verizon Wireless, 2958 Travis Road, Kalamazoo, Michigan, Parcel No. 02-35-201-015.

Ralph Winegarten, on behalf of Verizon Wireless, stated that Duke Yeager filed the Variance Application, but asked Mr. Winegarten to attend the meeting tonight. Mr. Winegarten stated that after reading the zoning ordinance, Section I-3(B2-outdoor storage) and (B3 – public utility buildings and storage yards), he believes what Verizon is proposing is more in the nature of a public utility storage yard, which may mean that Verizon does not need a variance after all. If an interpretation of outdoor storage v public utility storage needs to be made, Verizon would consent to tabling the variance request.

Attorney Homier stated that the Planning Commission addressed the issue of outdoor storage at their meeting on June 14, 2016. The PC has proposed text amendments to the zoning ordinance which would allow an increase in outdoor storage, would eliminate the 15% limitation and would be subject to approval of a special exception use. The public hearing is scheduled for July 12, 2016.

Mr. Winegarten stated that it would probably be in their best interest to table the variance request at this time, given the events which are coming up with the Planning Commission. Mr. Winegarten acknowledged he had just received the neighbors' correspondence and would like to investigate the items they brought up.

Open Public Hearing

A motion to open the public hearing was made by Comm. Reynolds, support by Comm. Flowers. Motion carried 3-0-2, with two members absent.

Public Hearing

No public was present; however, the correspondence received from concerned citizens was made a part of the record.

Close Public Hearing

A motion to close the public hearing was made by Comm. Flowers, supported by Comm. Reynolds. Motion carried 3-0-2, with two members absent.

A motion to (1) table Verizon's Application until after July 12, 2016, and (2) renewal of the Application would be Verizon's responsibility, was made by Comm. Reynolds, supported by Comm. Flowers. Motion carried 3-0-2, with two members absent.

Open Public Comment

A motion to open public comment was made by Comm. Flowers, supported by Comm. Reynolds. Motion carried 3-0-2, with two members absent.

Public Comment

None.

Close Public Comment

A motion to close public comment was made by Comm. Flowers, support by Comm. Urban. Motion carried 3-0-2, with two members absent.

Adjournment

There being no further business to come before the Board, a motion to adjourn was made by Comm. Reynolds, supported by Comm. Flowers. Motion carried 3-0-2, with two members absent.

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