

**MINUTES OF A SPECIAL MEETING OF THE COOPER CHARTER TOWNSHIP
ZONING BOARD OF APPEALS HELD ON THURSDAY, JUNE 15, 2017**

A meeting of the Zoning Board of Appeals for Cooper Charter Township was held on Thursday, June 15, 2017, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Magura, Flowers, Fooy and Reynolds.

Members Absent: Gluchowski and Urban

Also Present: Laura J. Genovich of Foster, Swift, Collins & Smith, Township Attorney; Russ Wicklund, Township Planner, Applicants, Edward and Lisa Schering.

Selection of Chairperson

Due to the absence of Chairperson Gluchowski, a motion was made by Comm. Reynolds, supported by Comm. Flowers, to appoint Comm. Magura to act as Chairperson for tonight's meeting. Motion carried 4-0-2, with two members absent.

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

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 January 19, 2017. Motion carried 4-0-2, with two members absent.

Request for Variance by Edward and Lisa Schering, 5148 Lands End Drive, Kalamazoo, MI, Parcel No. 3902-32-326-020.

The Scherings requested a variance from the required 132 feet lot width to 66 feet to build a house on the parcel. The Applicants purchased 23 acres from Mr. Schering's father back in 2000/2001. They currently grow plants to sell to landscape customers and at the farmer's market. Mrs. Schering gave a detailed overview of the project. While the original intent was to build a road to develop 50 homes, they have no interest in developing the land. Placement of the home would not interfere with any possible future land development. With respect to the road, Comm. Magura asked who would own the road. Mr. Wicklund stated that if site condos were built, it would be a private road; otherwise, the road commission would own the road. Mr. Wicklund answered questions regarding road frontages.

Open Public Hearing

Comm. Magura stated that there was a phone message and a letter from the Scherings' neighbors in support of the application for variance.

Close Public Hearing

Discussion by ZBA

A motion was made by Comm. Reynolds, supported by Comm. Flowers, to approve the variance request.

Comm. Magura asked whether there should be a contingency that building a single family residence had to occur within one year, to which Comm. Reynolds indicated he would revise his motion to include that condition.

Close Discussion

A motion to approve the variance request with the condition that the applicants will begin building within one year was made by Comm. Reynolds. Supported by Comm. Flowers. A roll call vote was taken. Motion carried 4-0-2, with two members absent.

The Applicants asked about the next step in the process. Mr. Wicklund indicated that they need to pull a building permit within one year and then they have one year to finish construction.

Adjournment

There being no further business to come before the Board, a motion to adjourn was made by Comm. Reynolds. Motion carried 4-0-2, with two members absent.

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