

MINUTES OF THE COOPER TOWNSHIP ZONING BOARD OF APPEALS

MEETING ON JULY 25, 2019

A meeting of the Zoning Board of Appeals of Cooper Charter Township was held on July 25, 2019, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Sheryl Gluchowski, David Fooy, Keith Urban, Stephen Magura, Stephanie Davis.

Also Present: Russ Wicklund, Township Planning Consultant; Applicant Tilman Shepard; and Township Attorney, Michael Homier.

Chairperson Gluchowski called the meeting to order at 4:30 p.m.

Review and Approval of Minutes

Members of the Zoning Board of Appeals reviewed the minutes for the July 17, 2018 meeting and the January 31, 2019 meeting. A Motion by Comm. Urban was made to approve the meeting minutes of the July 17, 2018 meeting, supported by Comm. Davis. Motion carried 5-0-0. Attorney Homier noted two corrections to the January 31, 2019 minutes including the spelling of Comm. Gluchowski's first name and on page 2 a change was made to strike the wording "public needs" and instead state the "applicant's individual desire". A Motion was made by Comm. Magura to approve the corrected meeting minutes of the January 31, 2019 meeting, supported by Comm. Urban. Motion carried 5-0-0.

Variance request of Tilman Sheppard of 6524 North 14th Street, Kalamazoo, MI 49009.

Chairperson Gluchowski opened the public hearing and asked the applicant to provide background on the request. Mr. Sheppard explained that he would like to construct an accessory building (pole barn) on his property. Due to the lack of area behind the house as well as other limiting topographic features of the property such as septic tank, drain field and well location, the accessory building is proposed to be constructed in the front yard. There are limited homes in the immediate vicinity that would be affected. The property owner to the north is building a pole barn in the rear of their property, but due to the location, the neighbor's pole barn will actually be in front of the Sheppard home.

Comm. Gluchowski asked if the applicant if the home was already built on the property when it was purchased. Applicant answered that they purchased the property with the home already constructed. The Board discussed the standards for considering a variance request and thanked Mr. Sheppard for providing additional information.

The public hearing was closed.

Comm. Urban commented on the fact that the applicant purchased the property as it was, and had they wanted to build a pole barn in the future they probably would not have purchased the property. It is Comm. Urban's opinion based on the location of the house and the information provided that the applicant's lay of land issue was not self-created.

Comm. Urban commented that if a variance was granted that a landscape screening requirement be added. Applicant commented that he was agreeable to such a screening requirement.

Comm. Gluchowski commented that the Township does allow pole barns to be built in the front of a property with 2.5 acres. The proposed building size and setback is in line with the requirements in the Ordinance for a 2.5 acres property. The only need for the variance is due to the fact that the parcel is only 1.8 acres.

Comm. Magura made a motion to grant the variance with the condition that evergreen screening be placed on the street side of the pole barn to be approved by the township's planner. Motion was supported by Comm. Urban. Motion carried Granted. 5-0-0

Public Comment

None.

Adjournment

There being no other business Comm. Gluchowski adjourned the meeting.