

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS Minutes of Regular Meeting August 21, 2017

1. CALL TO ORDER

The meeting was called to order by Jacqueline Otto at 7:10 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Greg Kolecki	Present
Jacqueline Otto	Present
Stephen Safranek	Absent with notice
Amy Steffens	Absent with notice
Gary Wellings	Present
Jeff Lehrke, Alternate	Present
(Presence not required)	

Also present:

Mary Bird, Assessing & Building Assistant
Planning Consultant Vidya Krishnan
Township Manager Steven Aynes
Members of the public

4. ADOPT AGENDA

- ▶ **Motion:** Kolecki moved, Lehrke supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. **Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.**
- ▶ **Motion:** Lehrke moved, Kolecki supported, that the public hearing be opened.
Motion carried 4—0 on a voice vote.

Planning consultant Krishnan explained that the proposed addition to the rear of the Bobberdown restaurant would relocate a stairway and provide additional storage. She reviewed the standards for determination, including the following comments:

- The existing building, probably built before adoption of the zoning ordinance, does not comply with building setbacks.

- The proposed addition is no closer to the property line than the existing building, and meeting the building setback would not allow building codes for relocation of the stairway to be met.
- Strict compliance with the building setback requirement would probably not allow the addition to be built, and the addition is proposed to correct building code problems and to improve the interior functionality of the building.
- This will not adversely affect neighboring properties or public welfare.

Bobberdown owner Debra Hatfield explained that this small addition will address a building code violation identified some time ago and provide additional storage and office space, but will not enlarge the kitchen.

Krishnan recommended approval of the requested variance based on compliance with the findings of fact.

- ▶ **Motion:** Kolecki moved, Lehrke supported, that the public hearing be closed.
Motion carried 5—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. **Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.**
- ▶ **Motion:** Lehrke moved, Wellings supported, that in case #JZBA170003, Hatfield Holdings, LLC, 8475 Main Street, zoned GC-General Commercial, for a proposal to construct a 2-story, 391 square foot addition on the rear (west side) of the building, which necessitates a variance from the Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, of the zoning ordinance, which requires a side yard setback of 20 feet, a variance of 9 feet (providing a setback of 11 feet) is granted, subject to the findings of fact listed in the McKenna letter of July 21, 2017.
Motion carried 4—0 on a roll call vote.

8B. Zoning Administrator Quarterly Report, 3/1/17-6/30/17.

Krishnan noted many zoning compliance permit applications during this period. She noted that many were well-prepared while others required her assistance. She said some did not meet zoning ordinance requirements, so she was required by the ordinance to deny them, and most applicants were willing to revise their applications to meet ordinance requirements. She noted that some applicants were not happy with denials, and the zoning ordinance includes provisions for them to appeal decisions.

9. MINUTES

March 20, 2017, and March 30, 2017

- ▶ **Motion:** Lehrke moved, Kolecki supported, that the minutes of the March 20, 2017 regular meeting and the March 30, 2017, joint meeting with the Planning Commission be approved as presented. **Motion carried 3—1 on a voice vote, Wellings abstaining.**

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

No comments.

12. ANNOUNCEMENT OF NEXT MEETING

September 18, 2017, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

13. ADJOURNMENT

- ▶ **Motion:** Otto moved, Wellings supported, that the meeting be adjourned. **Motion carried 5—0 on a voice vote.**

The meeting was adjourned at 7:32 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2017.

Stephen Safranek, Chair

Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/zoning_board_of_appeals/