

ZONING BOARD MINUTES OF MEETING HELD APRIL 24, 2000

A regular meeting of the Charter Township of Texas Zoning Board was held on Tuesday, April 24, 2000 commencing at 7:00 p.m. at the Texas Township Hall. Members present: George Sprau, Bryan Lewis, Suzzette Deaux, Barbara Huber, Steve Bosch, Steve Woollam. Member absent: Tom Hamming. Also present: Zoning Administrator Jeff Mais, Township Attorney Lynda E. Thomsen, and 10 interested persons were also present.

1. **CALL TO ORDER and ROLL CALL**

Chairman Bosch called the meeting to order at approximately 7:00 p.m. Roll was called with the results shown above.

2. **SET AGENDA**

The agenda was not changed.

3. **APPROVAL OF MINUTES and MISCELLANEOUS**

Ms. Deaux **moved** to approve the minutes of the March 28, 2000 meeting. Mr. Sprau **supported** the motion, and it **carried**. Mr. Woollam did not vote, because he was not present at the March 28 meeting. Mr. Woollam **moved** to approve the minutes of the April 11, 2000 special meeting. Ms. Deaux **supported** the motion, and it **carried**.

4. **Fiskars, Inc.**

This matter was left on the table.

5. **Tamara Ricketts**

Item No. 00-106

Address: 5030 S. 9th St. (02-101-241)

Request: Special Exception Use - to Lease U-Haul equipment

This matter was removed from the table. Mr. Ricketts appeared for the applicant, and reported that the ZBA had granted the variances requested. Mr. Sprau confirmed that. Thereupon, Mr. Woollam **moved** to approve the Special Exception Use permit, conforming to the previously reviewed plan and the variances granted by the ZBA. Ms. Huber **supported** the motion, and it **carried** unanimously.

6. **Tamara Ricketts**

Item No. 99010-121

Address: 5030 S. 9th St. (02-101-241)

Request: Site Plan Review

This matter was removed from the table. Mr. Ricketts appeared for the applicant. Mr. Sprau noted that the striping on the parcel does not conform to the revised plan. There was brief

discussion of the "N" Avenue access and whether an amendment to the plan should occur, eliminating that access. The consensus was that the access should remain as part of the plan.

Thereupon, the Zoning Board having reviewed the plan at an earlier meeting, Mr. Woollam **moved** to approve the proposed amendment to the site plan. Mr. Sprau **supported** the motion and it **carried** unanimously.

7. **Mark Boven**

This matter was left on the table, and will be considered as part of Item 12.

8. **Mark Wolthuis**

Item No. 00-111

Address: 6781 West "Q" Avenue (23-101-026)

Request: Amendment of site plan for overhang on south side of property and sidewalk

Mr. Wolthuis reported that the Building Inspector put a stop work order on his project because he had not obtained the necessary permits. Mr. Mais commented that the 9 parking spaces that exist on the parcel are not shown on the most recent approved site plan. Ms. Huber and Chairman Bosch commented that when a site plan was first approved, that parking was required, but was never completed. At a later date, an amendment was approved, and the parking was not required, but it was built. However, the 7 foot wide paved strip at the west and the paving around the back were never approved.

Ms. Deaux commented that the property needs a second handicapped parking space.

Chairman Bosch asked whether the "lean to" is to be an open-air area. Mr. Wolthuis responded in the affirmative, and also stated that he intends to use it as a storage area. Ms. Huber pointed out that all storage on the property is required to be stored inside a building, in accordance with the minutes of the Zoning Board meeting of July 25, 1998. Mr. Wolthuis said he would enclose the area if that were what the Zoning Board requires. Chairman Bosch stated that he sees no problem with outdoor storage. Ms. Huber and Ms. Deaux both commented that because the property borders a residential area, it is important that no outdoor storage is permitted.

The Zoning Board discussed the plan, noting that no lighting is to be added in the area under consideration, and that the green house dimensions are not shown. Mr. Wolthuis described the green house as a movable, zippered door structure without a floor.

After further discussions, Chairman Bosch asked for public comments. There were none. Mr. Woollam noted that Mr. Mais has listed 6 or 7 items that should be added to the plan. Mr. Mais noted that he raised the issue of runoff because additional paving has been constructed that was not shown on the plan that was most recently approved. However, he has no reason to believe the existing facilities are inadequate to handle the runoff.

Thereupon, Mr. Woollam **moved** to approve the site plan amendment, subject to submittal of a revised plan showing:

- a) an additional handicapped parking space;
- b) enclosure of the lean to area in a way that conforms to the requirements of the building code;
- c) the dimensions of the green house;
- d) the 38-foot rear yard setback.