

**FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY March 13, 2024**

Meeting was called to order at 7:00 pm

ROLL CALL: Rick Kull
Fred Calkins
Mark Adrian

Greg Ernst
Matt Rimel

SIG *Fred Calkins*
APPROVED

ABSENT: RJ Hoppert (excused)

Also Present:

Gary Dahl, Building Official, Frenchtown
Alaina & Mike Saad, Applicant for ID#018-036-30
Approx. 22 Citizens

ITEM NO. 1 APPOINTMENT OF A CHAIRMAN FOR THE MEETING

MOTION

Moved by: Rick Kull Supported by: Mark Adrian

A motion was made to appoint Mr. Kull as Interim Chairperson

MUC

ITEM NO. 2 PLEDGE OF ALLEGIANCE

The pledge of Allegiance was said by all those present.

ITEM NO 3 ELECTION OF OFFICERS

MOTION

Moved by: Rick Kull Supported by: Matt Rimel

A motion was made to appoint Fred Calkins as Chairperson for the 2024 term of ZBA.

MUC

MOTION

Moved by: Rick Kull Supported by: Matt Rimel

A motion was made to appoint Fred Calkins as Chairperson for the 2024 term of ZBA.

MUC

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A motion was made to appoint Rick Kull as Vice Chairperson for the 2024 term of ZBA.

MUC

MOTION

Moved by: Mark Adrian Supported by: Matt Rimmel

A motion was made to appoint RJ Hoppert as Secretary for the 2024 term of ZBA.

MUC

ITEM NO. 4 AGENDA APPROVAL

MOTION

Moved by: Mark Adrian Supported by: Matt Rimel

A Motion was made to approve the Agenda as presented.

MUC

ITEM NO. 5 MINUTES: OCTOBER 11, 2023 & NOVEMBER 8, 2023

MOTION

Moved by: Matt Rimel Supported by: Mark Adrian

A Motion was made to approve the minutes of October 11, 2023, as presented.

MUC

MOTION

Moved by: Mark Adrian Supported by: Matt Rimel

A Motion was made to approve the minutes of November 8, 2023, as presented.

MUC

ITEM NO. 6 ALAINA AND MIKE SAAD REGARDING ID# 018-036-30 WHICH IS LOCATED ON W HURD RD BETWEEN 2000 W HURD RD AND 1800 W HURD RD, MONROE MI 48162

Mr. Kull read aloud the Legal Notice for the Public Hearing.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to place the legal notice published February 26, 2024, on file, the affidavit of mailing to which 26 mailings went out, the application along with documents submitted by the applicant and the letter from Jacob Diroff a concerned citizen.

Applicants, Alaina & Mike Saad gave their presentation for the requested variance of Township Zoning Ordinance Article 3 Table 3.01.D, Table of Regulations for Principal Structure in an AG-Agricultural zoning district for the maximum setback for home. The applicant wishes to place a home further back on the property. The front section of the property is narrower, and they would like to build a large home.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to open the Public Hearing at 7:20 p.m.

MUC

Public speakers:

1. Jacob Diroff 1945 Heiss Rd
2. Ron Ferris Owner of Parcel 018-036-40 Hurd Rd
3. Ron Cevora 1919 Heiss Rd
4. Peter Burhardt 2015 Heiss Rd

Mike Saad, the applicant, spoke further on this matter.

No Further Comments.

MOTION

Moved by: Fred Calkins Supported by: Matt Rimel

A Motion was made to close the Public Hearing at 7:44 p.m.

MUC

Board members discussed.

MOTION

Moved by: Matt Rimel Supported by: Mark Adrian

A Motion was made to deny the variance from the requirements of Township Zoning Ordinance Article 3: Schedule of Dimensional Regulations, Section 3.01 D Table of Regulations for Principal Structures in AG-Agricultural zoning maximum setback for a home as the applicant does not meet the requirements of section 7.02.G(3) previously 31.06.5 b referencing self-created need and Section 7.02G(4) previously 31.06.5 (c) referencing minimum variance required.

Roll Call Vote: Mark Adrian- Y, Fred Calkins-N, Rick Kull-Y, Matt Rimel-Y, Greg Ernst-Y

4-1
MC

ITEM NO. 7 OLD BUSINESS

No old business to discuss.

ITEM NO. 8 NEW BUSINESS

No new business to discuss.

ITEM NO. 9 BOARD COMMENTS

No Board Comments.

ITEM NO. 10 ADJOURNMENT

MOTION

Moved by: Fred Calkins Supported by: Matt Rimel

A Motion was made to adjourn the meeting at 8:07 p.m.

MUC

**Gary Dahl
Frenchtown Charter Township**