Meeting called to order at 6:00 p.m. by Chairman Jachym.

MEMBERS PRESENT: Mike Carlin, Alternate
Robert Doroshewitz
Robert Harris
Harry Jachym

MEMBERS EXCUSED: Thomas Dueweke
Ray Sturdy

OTHERS PRESENT: Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
3 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – September 5, 2013

Moved by Mr. Carlin, supported by Mr. Harris, to approve the minutes of the regular meeting of September 5, 2013 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1511- Tom Kemp (Kemp Construction)
275 W. Girard
Madison Heights MI 48071

Location – 42360 Ann Arbor RD
(Township Property, newly addressed)
Plymouth MI 48170

Tax I.D. #78-060-99-0025-000

ARC Zoning District

RE: Zoning Ordinance No. 99, Article 14 Sec 14.3 (2) (f) Ann Arbor Road Corridor District, Schedule of Regulations, Area, Height, Bulk and Placement Requirements, Notes to Schedule
The applicant is requesting one variance:

1. The applicant is an ARC zoning district and is requesting one variance to construct a three (3) story self-storage building whereas only two (2) stories are allowed. The variance requested is one (1) story.

Applicant Tom Kemp of Kemp Construction, Eugene Sherizen, and architect Joseph Guido addressed the Board, presented a rendering of the building façade, and answered questions regarding the proposed climate-controlled storage facility which is to be located in the Ann Arbor Road Corridor (ARC) district. It is to be located on the L-shaped piece of property at the corner of Ann Arbor and Lilley Roads.

Items discussed by Board members included whether the Zoning Board has authority to grant the variance, the height of the three levels fitting into the 38 ft. building height, the height of the architectural feature at the top, height of other buildings in the vicinity, and the 98-ft. setback from Ann Arbor Road. Board members also scrutinized whether the request meets the seven criteria listed in the Zoning Ordinance.

Moved by Mr. Harris, supported by Mr. Carlin, to grant the variance requested in Application 1511 for the three-story storage facility to be located at 42360 Ann Arbor Road. Ayes all on a roll call vote.

Respectfully submitted,

Harry Jachym, Chairman
Zoning Board of Appeals

If denied, the applicant may appeal to Circuit Court.

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor’s Office, Charter Township of Plymouth, 9955 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)