

**Village of Armada
Zoning Board of Appeals
74274 Burk Street • P.O. Box 903
Armada, MI 48005
Phone 586-784-9151 • Fax 586-784-9153**

SUBJECT: Minutes of the ZBA Appeal Meeting for Larry's Automotive (Larry Swartz)

MEETING DATE: Wednesday, August 10, 2023

TIME: 7:00 PM

LOCATION: Armada Village Offices, 74274 Burk Street, Armada, MI 48005

CALL TO ORDER

- Call to Order (Start Time): 7:00 PM By ZBA Chair Lemieux
- Pledge of Allegiance
- Roll Call
 - LeMieux (Chair); St. John (Vice Chair); Boelke (Secretary and Council Liaison); Paterson (Planning Commission Liaison and Member); and DePalma (Member) – All present. No Alternate Members have been appointed at this time.

APPROVAL OF AGENDA

- Motion by Paterson, seconded by DePalma to approve the agenda as presented.
Discussion: None. Motion passed by all members present.

ZBA APPEAL – LARRY'S AUTOMOTIVE

- ZBA Chair Comments – The chair introduced the reason for the appeal.
- Motion by LeMieux seconded by Paterson to enter Public Hearing at 7:03 PM.
Discussion: None. Motion passed by all members present.

- Public Comment: Lance Hollweg spoke in favor of granting Larry Swartz his appeal request. No further public comments.
- Motion by Boelke seconded by Paterson to exit Public Hearing at 7:07 PM. Discussion: None. Motion passed by all members present.
- ZBA member discussion. The facts of the case were reviewed. It was the general position of the Board that the side yard setback issue had no material impact on a neighboring resident/business since it fronted on an access road to the Village Waste Water Treatment Plant and the Macomb Orchard Trail.

Further, it was noted that the Planning Commission is in the process of recommending in their update to the Village Zoning Ordinance that Side Yard Setbacks for Industrial properties be reduced to virtually the same distance that would exist if Larry Swartz completed his proposed new garage bay, per the engineering drawings presented.
- Motion by Paterson, seconded by DePalma to approve the appeal filed for Larry's Automotive Larry's. Discussion: None. Motion passed by all members present.

NEW BUSINESS

- **Set Next Meeting Date**
 - Boelke recommended the next Semi-Annual Regular ZBA Working Meeting be tentatively conducted November 16, 2023 at 7:00 with the final date to be determined in October/November. No discussion or vote.

APPROVAL OF MINUTES

Motion by Paterson, seconded by DePalma to approve the minutes of the Regular Semi-Annual, ZBA Working Meeting on May 10, 2023. Discussion: None. Motion passed with St. John, Boelke, Paterson, and DePalma voting Aye. LeMieux abstained (absent from the 10 May meeting).

CITIZEN COMMENTS

- No Citizen comments.

COMMENTS FROM THE BOARD

- No Board comments.

ADJOURNMENT

- Motion made at 7:31 PM by Paterson, seconded by DePalma to adjourn. Discussion: None. Motion passed by all members present. Meeting adjourned.

SECRETARY:
(Signature & Date)

Ron Boelke, 30 Nov 2023

ATTACHMENTS:

- Larry Swartz ZBA Appel Application
- Site Plan for Larry' Service Center
- ZBA Summary of Larry's Auto Appeal (Issues)