

**WATERVLIET CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MEETING AND HEARING
FEBRUARY 25, 2015**

Site Address: 8300 Lane Dr.

Property #: 11-21-0026-0004-04-0

Variance Requested by Wightman & Associates on behalf of Lane Automotive.

Request: To expand its current facility, Lane Automotive is adding a 750 foot by 500 foot addition to the east side of the extant building. The planned 375,000 square foot expansion will utilize a product delivery system which relies on stacking levels vertically to reduce processing time and labor expended to complete orders efficiently. This stacking system requires a clear interior height of the building for the entire proposed expansion of 50 feet. Watervliet Charter Township Zoning Ordinance No. 50, Article V, Section 5.12 imposes a maximum height limitation in the C-Commercial District of 30 feet. Therefore, a building height variance of 20 feet for 375,000 square feet is being requested for this expansion to be constructed as planned.

Present: Carl Spessard, Richard Quinn, Robert Wallace, Richard Hubona, Al Bodfish

Also Present: Andrew Mollison, James Derks, Dave Lane

Vice-Chairman Spessard called the meeting to order at 2:00 p.m.

Roll Call was taken.

The minutes of the November 6, 2014 meeting were read. A. Bodfish made a motion to approve the minutes as read. R. Hubona seconded. R. Quinn voiced an abstention as he was not present at the meeting. The motion carried with a majority vote of the membership.

Chairman Spessard asked for a close of regular session to enter into the scheduled public hearing. R. Wallace made the motion to close out of regular session and enter into the public hearing. R. Quinn seconded and the motion carried unanimously.

The public hearing was opened at 2:04 p.m.

The presentation began with an overview of the request by A. Mollison of Wightman & Associates, who stated that the stackers are being installed so as Lane Automotive can

retain a competitive edge in the aftermarket auto parts market. He explained that by stacking inventory vertically and retrieving an order robotically, it is much cheaper and efficient than what is currently being utilized, which is inventory stocked on shelves and spread all over the warehouse and having employees physically track down each item to fill an order.

C. Spessard then read into the record correspondence received from James Salay, a contiguous property owner. Salay wrote: "regarding the hearing to grant a height variance for a proposed facility expansion for Lane Automotive, I have the following questions.

- 1.) What will the impacts (zoning, taxes, other) be on the Salay property?
- 2.) A variance of building height from 20 feet [sic] to 50 feet will not accommodate the system as specified. The system, as stated in the public hearing notice, indicates a 'clear interior height ... of 50 feet.' What is the proposed height of the building?
- 3.) If an Automatic Storage and Retrieval System (ASRS), or similar system is being installed, where will the water for the required fire suppressant system come from? (pond, tower, city, ...)"

Spessard noted that only one of the three questions asked pertained to the Zoning Board of Appeals and that was the question regarding the height.

J. Derks, project architect for Wightman & Associates, stated that the overall height of the building will be 50 feet. He noted the roof will be pitched beginning at 40 feet at the eaves and culminating at 50 feet at the ridge line. He added that the warehouse area will be sprinkled which will utilize municipal water.

A. Bodfish stated that the height limitations in the Zoning Ordinance need to be updated to reflect the fact that the Watervliet Fire Department has a ladder truck that can reach a height of up to 75 feet. He added that not only does Watervliet have such a unit but numerous surrounding municipalities, that can be called upon for mutual support, possess them as well. Bodfish summed up the discussion by noting that the request was, "Pretty much cut and dried," adding that the use is already a permitted principal use and that all they are requesting is a simple height variance that would allow them to remain in business at this locale and stay competitive.

With no other comment from the audience, C. Spessard entertained a motion to close the public hearing. R. Quinn made a motion to close the public hearing and reenter into the regular meeting. R. Wallace seconded and the motion carried unanimously.

The public hearing was closed at 2:08 p.m.

Back in regular session, C. Spessard asked, if there was no further discussion on the topic from the Board members, for a motion on the request.

R. Wallace made a motion to grant the variance as requested. A. Bodfish seconded. A roll call vote is as follows: R. Hubona, yea; R. Quinn, yea - adding that the variance request was reasonable and met the four points for granting a variance; R. Wallace, yea - stating that the applicant met all of the four point criteria needed to grant a variance; A. Bodfish, yea - also citing compliance with the four points; C. Spessard, yea. Motion carried unanimously.

With there being no further business before the Board, A. Bodfish made a motion to adjourn. R. Hubona seconded and the motion carried unanimously.

The meeting was adjourned at 2:09 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr". The signature is written in a cursive style with a long horizontal flourish at the end.

Robert Lohr
Zoning Administrator