

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF OCTOBER 1, 2014

Zoning Board of Appeals meeting of October 1, 2014, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Michael Boyda, Chairman, commencing with the Pledge of Allegiance.

PRESENT: Mrs. Doreen Herk, Mr. Michael Boyda, Mr. Bruce Grantz, Mr. Clif Stone,
Mr. Alan Fike

ALSO PRESENT: Mrs. Laura Kreps, Carlisle/Wortman Associates Inc.

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the agenda for tonight's meeting.
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mrs. Herk, to approve the meeting minutes of September 3, 2014.

AYES: Fike, Boyda, Grantz, Herk
NAYS: None
ABSTAIN: Stone
MOTION CARRIED.

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the special meeting minutes of September 17, 2014. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 14-06; Damian Tedone, 21381 Georgetown Road, for concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 14-06; DAMIAN TEDONE, 21381 GEORGETOWN ROAD, FOR CONCRETE.

The public hearing was opened at 7:04 p.m.

Mr. Tedone stated his desire to add parking on his property because he has 4 teenage children who will be driving and he needs additional parking. Grant McLenon, 21421 Georgetown spoke in support of his neighbors request.

The public hearing was closed at 7:12 p.m.

Mrs. Kreps summarized for the Board, her Carlisle/Wortman analysis of this case, dated October 1, 2014 into the record.

Discussion was held by board. The need to reduce the amount of the variance was discussed by the board. Traffic is heavy at the intersection adjacent to applicant's driveway which is the main entrance to the subdivision. The heavy traffic presents a safety issue for the applicant as there is no parking on applicant's side of the street and the heavy traffic makes it difficult to cross the street. Applicant was willing to compromise on the size of the variance.

Moved by Mr. Stone, supported by Mrs. Herk, to grant a 4.75 foot variance on the south side to the allowable 20 foot wide driveway under Article IV 110-511 (t)(2)(a). Granting this variance is contingent upon the additional concrete being 1 foot off of the South property line and not to exceed twenty feet wide at the side walk. Granting of this variance is based upon the unique safety issues presented by the location of the applicant's driveway relative to the entrance to the subdivision and being on a corner lot with no parking on applicant's side of street. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Boyda, to adjourn the meeting at 8:02 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Clif Stone, Secretary