

BAINBRIDGE TOWNSHIP
ZONING BOARD OF APPEALS
VARIANCE MEETING MINUTES
December 22, 2021

CALL TO ORDER:

Chairman, Ron Bjes, called the Variance Meeting held at the Bainbridge Township Hall, 7315 Territorial Rd., Watervliet, MI, meeting to order at 6:57 p.m.

Present: R. Bjes, J. DeLapa, N. Weber, P. Zaluckyj, Gary Zilke, C. Yetzke, Alternate

PUBLIC COMMENT:

No public comment.

APPROVAL OF MINUTES:

Motion by Bjes/DeLapa to approve minutes of January 27, 2021 as submitted.

Voice Vote: Yes—all; No—none.

Motion carried.

REPORTS:

None

PUBLIC HEARING FOR WESTWIND V, LLC:

- Motion by Zaluckyj/Weber to suspend Regular Meeting and open Public Hearing at 7 pm.
- Chairman Bjes summarized the reason for this hearing request. Dollar General is building a store at the corner of Territorial and Park Roads. The site does not meet the required parking spaces. The required amount is 56 and Midwest V, LLC is asking for 36.
- Jared Devoursney and Ryan McEnhill from Westwind V, LLC met with Skip Birdsong on the lot size and agreed to purchase land from Birdsong.
- Ross Rogein, Zoning Administrator, presented his opinion. Dollar General is requesting 36 spaces based on the size of the site and history of stores of similar size.

CLOSED PUBLIC HEARING:

Motion by Bjes/Weber to close Public Hearing at 7:08 pm.

Voice Vote: Yes---all; No---none.

Motion carried.

BOARD DELIBERATION:

DeLapa had a question on size of property. The Planning Commission decided one acre for Commercial property. Rogein explained the reason for one acre and now there is no acreage minimum.

FINDING OF FACTS/REVIEW STANDARDS: (Attached)

Zoning Board of Appeals member DeLapa made a motion and supported by member Zaluckyj to approve the application for a variance of 36 parking spaces with conditions that Westwind V, LLC, meet with the County Drain Commissioner about drainage. Hours of operation are usually 9 am to 9 pm daily.

Roll call:

Ron Bjes	Yes
John DeLapa	Yes
Nancy Weber	Yes
Peter Zaluckyj	Yes
Gary Zilke	Yes

Motion carried.

ADJOURNMENT:

- Motion by DeLapa/Bjes to adjourn at 7:34 p.m.
- All in favor.

Motion carried.

Respectfully Submitted,

Nancy Weber, Secretary