

MACOMB TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF A SPECIAL MEETING HELD ON
OCTOBER 24, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD, MACOMB, MI 48042

PRESENT: CHAIRMAN, BRIAN FLORENCE
MEMBERS: EDWARD GALLAGHER
DAWN SLOSSON
NUNZIO PROVENZANO

ABSENT: VICTORIA SELVA

ALSO PRESENT: JEROME R. SCHMEISER, PLANNING CONSULTANT
(Additional attendance record on file with Clerk)

Call Meeting to Order.

Chairman FLORENCE called the meeting to order at 7:05 P.M.

1. Roll Call.

Secretary SLOSSON called the Roll Call. Member SELVA absent.

2. PLEDGE OF ALLEGIANCE.

3. Approval of Agenda Items. *(with any corrections)*
Note: All fees have been received and all property owners were notified by mail

MOTION by GALLAGHER seconded by PROVENZANO to approve the agenda as presented.

MOTION carried.

4. Approval of the previous meeting minutes:

MOTION by GALLAGHER seconded by SLOSSON to approve the meeting minutes of October 4, 2006 as presented.

MOTION carried.

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PURPOSE OF HEARING:

To consider the requests for variance(s) of Zoning Ordinance No. 10 for the following:

Agenda Number/Petitioner/ Permanent Parcel No.	Zoning Ordinance Section No.
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(5) Detroit Edison Permanent Parcel No. 08-34-151-003	Section 14.26B
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5. VARIANCE REQUEST FROM ZONING ORDINANCE;
Section 14.26(B)–Request to vary the height of a fence from 6’ to 8’.
Located on East side of Heydenreich Road, 1/4 mile south of 21 Mile Road;
Section 34; Detroit Edison, Petitioner. Permanent Parcel No. 08-34-151-003.

Chairman FLORENCE read the findings and recommendations of October 19, 2006. They are as follows:

DTE is planning to construct an addition to the existing sub station on the above described property. The existing sub station has access from Heydenreich to a site of approximately 6 acres in size. The east portion of the site will be the construction area and it is surrounded by land zoned and/or planned or developing for residential purposes.

The petitioner advises that the National Electric Safety Code requires that such a substation facility be fenced with an 8’ fence or a 6’ fence with 3 strands of barbed wire extended above the 6’ height.

RECOMMENDATION:

It is recommended that the variance request be approved since the extended fence height will comply with the Electric Code and provide safety for the area.

Mick Blunden, representative, was in attendance and stated they were planning on matching the existing development.

Public Portion:

Ken Smith, 46100 Heydenreich, stated he thought it was a good idea and would help protect his property which abuts directly to the property in question.

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MOTION by GALLAGHER seconded by SLOSSON to close public portion.

MOTION carried.

The following resolution was offered by GALLAGHER and seconded by PROVENZANO:

Whereas, it has been satisfactorily presented that special conditions prevail that would cause an unnecessary hardship if the request would be denied, and that conditions exist that are unique to the property and the granting of the request would not confer special privileges for the petitioner that would be denied other similar properties, that the variance request would be consistent with the spirit and intent of the Macomb Township Zoning Ordinance No. 10 under the findings and facts herein set forth;

Now, therefore, be it resolved, that the action of the Board is to grant the requested variance of Section 14.26(B)–Request to vary the height of a fence from 6’ to 8’; Located on East side of Heydenreich Road, 1/4 mile south of 21 Mile Road; Section 34; Detroit Edison, Petitioner. Permanent Parcel No. 08-34-151-003. The variance was granted since the extended fence height will comply with the Electric Code and provide safety for the area.

MOTION carried.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. PLANNING CONSULTANTS COMMENTS

None.

9. MOTION TO RECEIVE AND FILE ALL CORRESPONDENCE IN CONNECTION WITH THIS AGENDA

MOTION by SLOSSON seconded by PROVENZANO to receive and file all correspondence.

MOTION carried.

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ADJOURNMENT

MOTION by SLOSSON seconded by GALLAGHER to adjourn the meeting at 7:12 P.M.

MOTION carried.

Respectfully submitted,

Brian Florence, Chairman

Dawn Slosson, Secretary

Beckie Kavanagh, Recording Secretary

BK