

MACOMB TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING HELD
THURSDAY, JULY 2, 2020

LOCATION: VIRTUAL MEETING

PRESENT: CHAIRMAN: AARON TUCKFIELD
DAWN SLOSSON, SECRETARY
MEMBERS: DAVID PIEPER
KRISTI POZZI
DAVID DeCOSTER

ABSENT: NONE

ALSO PRESENT: THOMAS ESORDI, TOWNSHIP ATTORNEY
JOSH BOCKS, PLANNING DIRECTOR
(Additional attendance record on file with Clerk)

1. Call Meeting to Order.

Chairman TUCKFIELD called the meeting to order at 7:09 P.M.

After a few technical difficulties it was determined that Chairman TUCKFIELD would handle all roll call votes as he had control of the zoom features.

2. Roll Call.

Chairman TUCKFIELD called the roll. All members were present.

3. PLEDGE OF ALLEGIANCE.

Chairman TUCKFIELD asked all in attendance to join in the Pledge of Allegiance.

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

MOTION by SLOSSON seconded by DeCOSTER to approve the agenda as presented.

MOTION carried.

5. Approval of the previous meeting minutes.

MOTION by SLOSSON seconded by PIEPER to approve the minutes of December 5, 2019 as amended.

MOTION carried.

6. New Business:

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A. Election of Officers

For the position of Secretary Member SLOSSON was nominated.

MOTION by POZZI and supported by PIEPER to nominate Member SLOSSON as secretary.

FOR THIS MOTION

AYES: POZZI, PIEPER, DeCOSTER, TUCKFIELD.

NAYS: NONE.

ABSENT: NONE.

MOTION carried.

Abstained: SLOSSON.

For the position of Vice-Chair only Member DeCOSTER was nominated.

MOTION by SLOSSON and support by PIEPER to nominate Member DeCOSTER as Vice-Chair.

FOR THIS MOTION

AYES: SLOSSON, PIEPER, POZZI, TUCKFIELD.

NAYS: NONE.

ABSENT: NONE.

MOTION carried.

Abstained: DeCOSTER.

For the position of Chair only Member TUCKFIELD was nominated.

MOTION by DeCOSTER and support by SLOSSON to nominate member TUCKFIELD as Chair.

FOR THIS MOTION

AYES: DeCOSTER, SLOSSON, PIPER, POZZI.

NAYS: NONE.

ABSENT: NONE.

MOTION carried

Abstained: TUCKFIELD.

B. VARIANCE REQUEST FROM ZONING ORDINANCE

Section 10.0331.5-To allow a 216 square foot accessory building (shed). The Ordinance allows for 150 square feet of floor area. The variance request is to allow a 66 square foot variance to the maximum floor area.

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Located in Jefferson Meadows, 48783 Presidential, south of 22 Mile Road and west of Tilch Road; Section 30; Njac & Valentina Paloka, Petitioner. Permanent Parcel No. 08-30-126-012.

Planning Director Bocks gave an overview of the request. A previous shed existed that was small and in disrepair. The petitioner built the new shed prior to obtaining any permit. Once a permit was pulled the building was deemed too large and a variance was requested.

The petitioners son, Mr. Edman Paloka spoke for the petitioner. They indicated that they misunderstood the measurement and thought it was for inside dimensions only.

Public Portion:

Mr. Daniel Marcolen indicated that he was the neighbor and that he was in full support of Mr. Paloka and the shed.

Chairman TUCKFIELD stated that he felt comfortable that the shed was built in good faith and that it seems a blighted structure was replaced with a better built structure.

MOTION by POZZI to approve the variance request and support by SLOSSON

MOTION carried.

C. VARIANCE REQUEST FROM ZONING ORDINANCE

Section 10.0311(E)(f)(3)-To allow an unenclosed swimming pool to be located 8 feet 0 inches from a principal structure where a minimum 10 feet 0 inches is required. This request is for a dimensional variance of 2 feet 0 inches.

Located in Buckingham Village Subdivision No. 1, 50092 Knightsbridge, south of 23 Mile Road, and west of Heydenreich Road; Section 21; Susan Dombroski, Petitioner. Permanent Parcel 08-21-279-001

Planning Director Bocks gave the background on the variance request. The pool will need to be located 8 feet from the house rather than the required 10 feet. This is due to it being a corner lot and have multiple easements. The Planning Department recommended approval for this variance.

Member PIEPER asked about setbacks on other houses in the neighborhood and also pointed out the proximity to the doorwall. His questions were answered and he was pleased.

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Member POZZI asked about securing public safety and welfare. Mr. Bocks outlined the review criteria and that it had no impact on safety and that the spirit of the ordinance was still being observed as much as possible.

Ms. Dombrowski spoke about her home and why she wanted the variance.

MOTION by DeCOSTER to approve the variance request and support by POZZI

MOTION carried.

D. Review of ZBA Rules of Procedure

Chairman TUCKFIELD suggested that this item be postponed in light of the pending holiday weekend.

MOTION by POZZI to postpone until the next meeting and seconded by SLOSSON.

MOTION carried

7. Old Business:

None.

8. PUBLIC COMMENTS:

None.

9. ZBA Member Comments.

None.

10. PLANNING DIRECTOR COMMENTS

None

11. ADJOURNMENT

MOTION by SLOSSON seconded by PIEPER to adjourn the meeting at 7:44 p.m.

MOTION carried.

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Respectfully submitted,

Aaron Tuckfield, Chairman

Dawn Slosson, Secretary

Beckie Kavanagh, Recording Secretary
bk