

Hope Township Board of Appeals

August 28, 2024

(revision and draft)

Variance Request by Brian Johnson for property usage of 1484 E Shaffer Rd, Hope, Michigan 48628. At the meeting, Brian also requested setback variances for his proposed building.

The meeting was called to order at 6pm and the pledge of allegiance was recited.

Board of Appeals members present: Chair Tom Clark, Carol Coyle, Wendy Faber, Secretary

Others in attendance: Rita Goul, Dennis Goul, Nicole Kelley, Richard & Lorrain Dachsteiner, Pete & Vicki Fitak, Brian Johnson, Dan Mieske, Chuck Hudler, Ken Ross, and Brian Keene

Tom Clark asked Brian Johnson to state his reasons for the variance request. Brian explained that he wanted to build a building for his Electrical Business, Tri City Electrical Inc. He stated that he was told by the zoning administrator after a planning meeting on May 1, 2024, that the property was commercially zoned. He then closed the sale on the property the morning of June 5, 2024. Later he learned the Hope Township Planning commission recommended at a Planning meeting on the evening of June 5th that the property should revert to Forested Zoning. On June 11, 2024, at a Township Board meeting the change/revision to Forested Zoning was approved. Brian stated that he was given wrong information by the Zoning Administrator and for that reason his Variance request should be granted.

The Chair, Tom Clark, then asked neighbors of the subject property for their input on a possible variance as requested by r Brian Johnson. The request was to change of use of the property from Forested to Commercial for his company, Tri-City Electrical. This property is owned by his Wixom Lake Properties, LLC. The neighbors responded favorably to a variance of use/zoning at Brian Johnson's request.

Wendy Faber asked Brian why he did not personally attend the May 1 Planning meeting when the issue was being discussed. Brian stated he couldn't make the meeting and relied solely on what the zoning administrator told him.

Wendy also asked Brian if asked if the Sellers of the subject property told him the property was commercially zoned. Brian stated the sellers suggested that he should check the zoning status of the property before he closed sale because the property was being used by various cable companies under a zoning variance.

The issue of the proposed 2nd driveway on Stark Rd was discussed. Because the 2nd driveway was too close to the intersection of Stark and Shaffer that it could be a safety concern. Hope township has an ordinance stating that no new driveway can be installed in the Forested district within 350 feet of other driveways or an existing road. Since Brian owns only 330 feet on Stark, and there is another existing neighbor's driveway across the road on Stark Rd, he needs to put in a turnaround driveway and solely use the existing driveway on Shaffer Rd.

Upon further discussion, the board found that there were no measurements on Brian's proposal drawing for his building for setbacks. In addition, it was determined that Brian would also need setback variances due to a low-lying area near the middle south area of the property. This low lying area would make it more costly and less suitable for his plan to build a 32x60x16'high building. Brian then altered his original drawing with setback dimensions and gave it back to us for review. The requested setback variances are from the south property line, 167 feet. From the West property line 313 feet. From the East property line/Stark Rd 138 feet and from the North property line/Shaffer Rd 131 feet.

A motion was made by Tom Clark to accept the **Usage variance**, and a vote was taken.

Tom Clark YES Carol Coyle YES Wendy Faber YES

The issue of whether there was a need for a survey was discussed. No decision was made, but Brian said he was willing to have one.

A motion was made by Wendy Faber to accept the **setback variances**, and to include the following verbiage: If the property is sold, exchanged, or leased to someone else for use by anyone other than Tri-City Electrical then a new variance request from Hope Township will be required. This variance will be for the use of Tri-City Electrical only. A vote was taken.

Tom Clark YES Carol Coyle YES Wendy Faber YES

Brian Johnson will bring his revised proposal/drawing for the position of the building with variance for setbacks, and removal of the second driveway on Stark Road to the next planning meeting on October 2, 2024.

The decisions made and a signed document by the Zoning Board of Appeals will be presented to the Hope Township Board on October 8, 2024, for their acceptance of our approval.

Carol Coyle made a motion to adjourn the meeting at 7:15 pm.

Minutes by Secretary, Wendy Faber

