

**HOWARD TOWNSHIP
ZONING BOARD of APPEALS MINUTES
SPECIAL MEETING
July 31, 2018 7:00 pm**

Call to Order/Pledge/Roll Call:

P. Hurlbutt called the special meeting of the Howard Township Zoning Board of Appeals to order at 7:00 p.m. The meeting was held at the Howard Township Business Office. Pledge to the flag was given. Roll call was answered by M Daly, C Stafford, J Gordon, P Hurlbutt, and S Miller. Zoning Administrator L. McGregor was also present.

Agenda

A motion was made by J Gordon, support by M Daly to approve the Meeting Agenda, carried.

Minutes

A motion was made by M Daly, support by J Gordon to approve the minutes from the September 27, 2016 Zoning Board of Appeals Meeting, carried.

Old Business

None

New Business

Public Hearing – Variance Application – New Leaf Management LLC

Chairman Hurlbutt opened the public hearing at 7:10 pm. and stated the variance request.

ZA McGregor read the public hearing rules.

P. Hurlbutt asked for any conflict of interest from board members, none stated.

Applicant presented their request along with information about their company.

ZA McGregor read correspondence into the record, 1 (one) in favor; 6 (six) opposed.

Audience member Peter Bennett, landowner of 2269 Thunderbird, Niles MI (property in question), gave information on why they were in favor of the purchase of their property by this company and some research information that he had acquired.

The following in opposition spoke:

Pete Karlowicz, 1318 Cedarhurst Niles MI

Tom Davis, 2286 Thunderbird

Caleb Korb, 535 Invicta

Matt Herm, 2312 Invicta

Reasons for opposition were – safety; potential dangers involved with this type of facility; statistics involving this type of facility; quiet community; numerous children in community; possible drug use among residents of this type of facility; not compatible with the community.

Board allowed audience to ask questions of applicant and allowed applicant to respond until the questions became redundant.

Board members asked questions.

P. Hurlbutt closed the hearing at 8:20 pm.

After Commission deliberations, the motion "to deny the application request by New Leaf Management LLC to operate an Adult Foster Care facility at 2269 Thunderbird Lane, Niles MI with the capacity to serve up to 12 individuals within the R1 District due to not meeting all review standards was made by M Daly and support by J Gordon. Motion carried, J. Gordon, yes; M. Daly, yes; C. Stafford, yes; Scott Miller, yes; P. Hurlbutt, yes.

Report of the Planning Commission

Since the last ZBA meeting held on September 27, 2016, the following has transpired:

Approved special land use application for the use of livestock as a 4H project to Jason & Erin Young at 2259 Lake St Niles MI, with conditions.

Approved special land use application to Barron Lake Motors at 2618 Detroit Rd Niles MI to sell prefab sheds.

Amended Section 15.28 of Zoning Ordinance #192 to remove marijuana caretakers as a home occupation.

Amended Chapter 3 Definitions; "Buildings" of Zoning Ordinance #192 to state that storage/semi-trailers are not considered an allowable building.

Correspondence

None

Public Comment

None

Zoning Board of Appeals Comment

Adjournment

A motion was made by J Gordon, support by M Daly to adjourn the meeting at 8:45pm, carried.

Submitted by:

Linda McGregor
Zoning Administrator

Final Decision Form(s) attached