1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 11-22-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS
   A. AB-2021-63, Lifted Industrial Partners, 4611 Liberty Drive, 09-34-300-018
      The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned IP
      Article XVIII, Section 18.04
      1. A 22.5-ft. rear yard setback variance from the required 50-ft. for a structure (CO2 tank and
         shroud) to be 27.5-ft. from the rear property line.
   
   B. AB-2021-64. Kevin Dougherty (Storage Sense wall sign), 100 Premier Dr., 09-35-452-001
      The petitioner is seeking 1 variance from Sign Ordinance #153
      Non-Residential Wall Signs – Zoned IP
      1. A variance to allow 1 additional wall sign in addition to the 1 allowed for a total of 2 wall signs
totaling 94.92-sq. ft.

   C. AB-2021-65, Shane Richardson, Vacant Parcel located directly behind 2701 Judah Road
      The petitioner is seeking 2 variances from Zoning Ordinance #78 – R-1
      Article VI, Section 6.04
      1. A 37-ft. front yard setback variance from the required 40-ft. to build a home 3-ft. from a
         private road (north).
      2. A 39-ft. front yard Setback variance from the required 40-ft. to build a home 1-ft, from a
         private road (west).

   D. AB-2021-66, Phillips Sign & Lighting (Oxford Bank Ground Sign), 1115 S. Lapeer Rd.,
      09-14-226-004
      The petitioner is seeking 1 variance from Sign Ordinance #153
      Non-Residential Ground Signs – Zoned OP
      1. A 20-ft. road right-of-way setback variance from the required 20-ft. for a ground sign to be
         0-ft. from the Road Right-of-Way.

      And seeking 1 variance from Zoning Ordinance #78 – Zoned OP
      2. A 30-ft. front yard setback from the required 30-ft. for a ground sign to be 0-ft. from the front
         property line.
E. **AB-2021-67, Anton Rozhanskiy, 592 Cushing St., 09-03-278-006**  
The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04, Zoned R-3

1. A 23-ft. front yard setback variance from the required 30-ft. to build a home with an attached garage 7-ft. from the front property line.
2. A 2-ft. side yard setback variance from the required 6-ft. to build a home with an attached garage 4-ft. from the side property line (south).
3. A 12.36% lot coverage variance above the allowed 25% for a total lot coverage of 37.36%.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.