

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
Tuesday, March 14, 2023 – 7:00 PM
Van Buren Township Hall Board Room
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar: <https://us06web.zoom.us/j/84305760461>

Or One tap mobile :

US: +13052241968,,84305760461# or +13092053325,,84305760461#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 305 224 1968

Webinar ID: 843 0576 0461

International numbers available: <https://us06web.zoom.us/j/kcaczfGuVq>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BZA Chair John Herman	—	Planning Commission Rep. Jeffrey S. Jahr	—
BZA Vice-Chair Amos Grissett	—	BZA Alternate Member Charles Larocque	—
BZA Member / Trustee Kevin Martin	—	Planning Commission Alt. Brian Cullin	—
BZA Member John Haase	—	Recording Secretary Brittney Williams	—
BZA Member Aaron Sellers	—	Director Dan Power	—
Director Ron Akers	—		

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from January 10, 2023

CORRESPONDENCE

PUBLIC HEARING (new business items)

1. Case Number: 23-005 – Residential Height Interpretation

Request: Request for an appeal for the interpretation of a provision of the following section of the Van Buren Township Zoning Ordinance by the Board of Zoning Appeals (BZA) under Section 12.403(B)(1) of the Zoning Ordinance:

- **Section 3.106(D)** - R-1A, R-2A, R-1B, and R-1C, Single-Family Residential Districts – Dimensional Regulations
 - Max. Building Height (ft.) 30. Max. Bldg. Height (stories) 2.

The requested interpretation is whether the maximum allowable building height in the R-1A, R-2A, R-1B, and R-1C Zoning Districts is limited by one or both - height in feet and height in stories. If maximum

T:\Development\BZA\Agendas\2023\BZA Agenda-3-14-2023.docx

building height is limited only by the height in feet, the number of stories would not be applicable, so long as the building height does not exceed 30 feet.

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

1. Case Number: 22-056 – Belleville Yacht Club

Location: Township Lake Property adjacent to 831 East Huron River Drive (Parcel ID# 83 088 99 0005 000), zoned Belleville Lake Shoreline District B – Non-Single Family Residential (BLB). *Adjacent property at 831 East Huron River Drive is zoned R-1C – Single Family Residential District.*

Request: A request for exception, modification, or appeal by Belleville Yacht Club to install two (2) dock structures each with a length not to exceed 85.3 feet, as revised from a previous request with proposed lengths not to exceed 120 feet, subject to approval by the State of Michigan, in contrast to the requirements of Section 3.120(D)(5) of the Van Buren Township Zoning Ordinance which limits the dock length to 40 feet into Belleville Lake, measured perpendicularly from the shoreline, unless greater length is necessary to reach water with a depth of three feet. The subject site is Township Lake Property adjacent to 831 East Huron River Drive (parcel ID number 83 088 99 0005 000), on the north side of East Huron River Drive between Loza Lane and Evelyn Court. The site is zoned Belleville Lake Shoreline District B – Non-Single Family Residential (BLB). The request will be reviewed by the BZA per the requirements of Section 3.120(F)(7) of the Van Buren Township Zoning Ordinance.

- A. Presentation by Township Staff.
- B. Presentation by the Applicant.
- C. Board of Zoning Appeals Discussion.
- D. Board of Zoning Appeals Action.

NEW BUSINESS

1. Case Number: 23-005 – Residential Height Interpretation

Request: Request for an appeal for the interpretation of a provision of the following section of the Van Buren Township Zoning Ordinance by the Board of Zoning Appeals (BZA) under Section 12.403(B)(1) of the Zoning Ordinance:

- **Section 3.106(D)** - R-1A, R-2A, R-1B, and R-1C, Single-Family Residential Districts – Dimensional Regulations
 - Max. Building Height (ft.) 30. Max. Bldg. Height (stories) 2.

The requested interpretation is whether the maximum allowable building height in the R-1A, R-2A, R-1B, and R-1C Zoning Districts is limited by one or both - height in feet and height in stories. If maximum building height is limited only by the height in feet, the number of stories would not be applicable, so long as the building height does not exceed 30 feet.

- A. Presentation by Township Staff.
- B. Presentation by the Applicant.

- C. Board of Zoning Appeals Discussion.
- D. Board of Zoning Appeals Action.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT