

**PENNFIELD CHARTER TOWNSHIP
MINUTES OF THE ZONING BOARD OF APPEALS
August 28, 2018**

The regular meeting of the Zoning Board of Appeals of the Pennfield Charter Township was called to order at 6:00 P.M. on August 28, 2018 by Maryann Herbstreith. The meeting was held at the Pennfield Township. Members present were, Maryann Herbstreith, Tony Goodman, Chuck Adams, and Lindsay Draime. Quorum was met.

Others present were, Barb Darlington, Gregg Eberhard and Brandi DeShon.

Public Comments:

There were no public comments.

Chuck Adams made a motion, seconded by Tony Goodman, to approve the meeting minutes of August 6, 2018 as presented. Motion carried.

Eberhard Public Hearing:

Mr. Eberhard asked for relief of 7 spaces for two dwelling units and a restaurant. He explained that there are going to be 60 seats for the ice cream shop and coffee shop. He has two spaces in the garage. There is a lower level that can also be used for parking.

Board Member Comments:

Herbstreith asked if he purchased the property.

Draime stated that there would be a higher turnover than a restaurant.

Goodman asked about how the square footage was determined.

Goodman asked about the parking lot being lined.

Goodman asked about the rental of the apartments.

Goodman asked if there would be a drive-up window.

Adams asked who prepared the site plan.

Draime talked about the right of way being almost to the building.

Herbstreith asked about the items for sale in the shop.

Herbstreith asked if they would be making their own ice cream.

Adams stated that the 3-4 spots would be taken care of with the parking in the front.

Herbstreith read the 2 letters that were sent in by Singh and Phillips.

Hearing closed.

New Business:

Lindsay Draime made a motion to approve the variance request for the relief of 1 parking space for 2 persons be decreased to 27 spaces for seating of 60 persons at a restaurant and 4 spaces for 2 apartments as allowed by section 16.02 (C3), in accordance with section 18.06 (B1-6).

Support for the motion was made by Chuck Adams. All, yes. Motion carried.

Board Member Comments:

Herbstreith stated that she loves the ZBA and she has fun. Also, the Cary Dairy Farm is liquidating property.

Goodman stated that he thinks they have more parking than they need.

Adams asked about the ID's. He also wanted to make sure the township was keeping an eye on the last variance they approved to make sure he wasn't running a business.

Draime talked about the manufactured home park near Calvin Rd.

Chairperson Announcements:

No Chairperson announcements.

Adjournment:

A motion made by Chuck Adams to adjourn the meeting, supported by Tony Goodman. Motion carried. Meeting adjourned at 6:43 P.M.