

CHARTER TOWNSHIP OF PENNFIELD

ZONING BOARD OF APPEALS

MEETING MINUTES AUGUST 4, 2009

Chairman Jerry Robinson called the meeting to order at 6:30 pm. Members present were Perry Beard, Terri Fowler, Jerry Robinson, Curtis Whitaker and Frank Schumacher. A quorum was met.

Others Present: Sandra Cummings, Recording Secretary; Rob Behnke, Pennfield Township Supervisor/Zoning Administrator; Robert Andrus, architect for Independent Bank, and Dave Troyer, Vice President of Facilities for Independent Bank.

The meeting opened with the Pledge of Allegiance.

ADDITIONS/DELETIONS TO THE AGENDA

No additions or deletions.

APPROVAL OF JUNE 8, 2009 MEETING MINUTES:

A motion was made by Perry Beard, seconded by Curtis Whitaker, to approve the minutes from the previous Zoning Board of Appeals meeting on June 8, 2009. Motion carried.

NEW BUSINESS:

a) Public Hearing for a three-part variance request from Independent Bank

A public hearing was held to consider a three-part non-use variance request from Independent Bank, located at 1295 Capital Avenue NE. The property is zoned C-2 Commercial. The request was presented by Robert Andrus, architect, and Dave Troyer, Vice President of Facilities for Independent Bank. The intention of Independent Bank is to expand and improve the facility located at 1295 Capital Avenue NE by adding a drive through ATM kiosk, eliminate the walk-up ATM to improve customer security, restructure the parking while maintaining the minimum parking requirements, and revamp the interior design to eliminate stacking and crowding of customers.

The proposed ATM kiosk is considered an accessory building, and therefore would not be allowed in the front yard along Capital Avenue without a variance. The bank is located on the corner of Capital Avenue and Van Armon Street, and is therefore considered to have two front yards. Relief would be for (47.5) feet along Capital Avenue NE, and for (2.5) feet along Van Armon Street. Also needed is relief from the (18) foot setback requirement from nearest building. The kiosk will be located (15) feet from the edge of the bank, needing relief of (3) feet.

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It was pointed out that the traffic flow will remain one-way, and the placement of the ATM kiosk will not obstruct vision of traffic on Capital Avenue NE. The existing angle parking along the front of the bank will be eliminated, and replaced with parallel parking.

It was pointed out that no phone calls were received at the township office prior to the meeting and no letters were received.

Variance #1:

A motion was made by Perry Beard, seconded by Frank Schumacher, to approve the variance request to allow for the construction of an accessory building (drive-through ATM kiosk) in the front yard of 1295 Capital Avenue NE. Motion carried. Voice vote:

Perry Beard yes Frank Schumacher yes

Terri Fowler no Jerry Robinson yes

Curtis Whitaker yes

Variance #2

A motion was made by Perry Beard, seconded by Frank Schumacher, to approve the variance request for front yard setback requirements along Capital Avenue NE and Van Armon Street. Relief is for (47.5) feet along Capital Avenue, NE and for (2.5) feet along Van Armon Street. Motion carried. Voice vote follows:

Perry Beard yes Frank Schumacher yes

Terri Fowler no Jerry Robinson yes

Curtis Whitaker yes

Variance #3

A motion was made by Perry Beard, seconded by Curtis Whitaker, to approve the variance request for relief of the (18) foot setback requirement from nearest building. Granted relief would be for (3) feet. Motion carried. Voice vote follows:

Perry Beard yes Frank Schumacher yes

Terri Fowler no Jerry Robinson yes

Curtis Whitaker yes

CITIZEN COMMENTS

No comments at this time.

BOARD MEMBERS COMMENTS

Frank Schumacher would like to welcome new Zoning Board of Appeals members.

Rob Behnke announced that many new things are happening in the township, including the formation of the DDA and the CBD (Capital Business District), a scheduled public hearing for proposed Wind Energy Conversion Systems zoning ordinance amendments,

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Corridor Preservation overlay amendments, creating a new Zoning Map, and the bank take-over of the unfinished Green Ridge Condominium Development on East Avenue. The Redstone Group has been hired by the bank to finish the Green Ridge Condos and address a number of other concerns with the development.

ANNOUNCEMENTS

Chairman Jerry Robinson announced that the next Zoning Board of Appeals meeting is scheduled for August 25, 2009.

ADJOURNMENT

A motion was made by Frank Schumacher, seconded by Perry Beard, to adjourn the meeting at 7:25 pm.
Motion carried.

Sandra Cummings

Recording Secretary