

**CHARTER TOWNSHIP OF BROWNSTOWN
ZONING BOARD OF APPEALS
MEETING OF OCTOBER 17, 2013**

The regular meeting of the Brownstown Township Zoning Board of Appeals was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183, on Thursday, October 17, 2013. The meeting was called to order at 7:00 P.M. by Chairman Cox and began with the Pledge of Allegiance.

PRESENT: Chairman Cox, Members Allen, Blair-Krosnicki, Scipione, Walters, Alternates Daigneau and Lewis. Also in attendance was Building Official Earl, Township Planner Borden, Assistant DDA Directors Trussell and Gustafsson.

ABSENT : None

Motion by Walters, supported by Allen, to approve the minutes of September 19, 2013. All present voting aye. Motion approved.

Motion by Walters, supported by Allen, to approve the agenda of October 17, 2013. All present voting aye. Motion approved.

Case #V130011 22726 Telegraph Rd. Mr. John Lateulere, Development Director for Redwood Acquisition LLC, was in attendance to explain their request for variances on a construction project called Red Hawk Landing. The project is apartment housing consisting of 115 ranch style units with 2-car attached garages located at West and Telegraph Roads in the TC-Town Center zoning district. The applicant has planning commission approval contingent upon ZBA approval of the 7 variance requests. The requests are Building Height, Parking location, Garage location, Road Width, Right-Of-Way Width, Sidewalks and Street Lighting.

No one was in attendance for or against the requests.
No correspondence was received for or against the request.

#1- Building Height: Table 7.03(c) Requires a minimum building height of 20' in the TC district. The proposed buildings are ranch style and will have a 15' height. A 5' variance will be required.

Motion by Blair-Krosnicki, supported by Walters to approve the variance as requested. All present voting aye. Motion approved.

#2 – Parking Location: Table 7.03(c) specifies that parking shall only be permitted in the rear of the main structure. The design and the lower density of the units cannot accommodate rear access parking. A variance to allow front of building parking is requested.

Motion by Walters, supported by Blair to approve the variance as requested. All present voting aye. Motion approved.

#3 – Garage Location: Table 7.03(c) specifies that garages be accessed from the rear. A variance is required to allow the garages to be attached and accessed from the front.

Motion by Blair, supported by Walters to approve the variance as requested. All present voting aye. Motion approved.

#4 – Road Width: Table 7.05(b) requires a minimum of 27’ road widths. The proposed road width is 24’. A 3’ variance is required.

Motion by Walters, supported by Scipione to approved the variance as requested. All present voting aye. Motion approved.

#5 – Right-of-Way Width: Table 7.05(b) specifies a 60’ wide ROW. A variance to this section is requested.

Motion by Walters, supported by Allen to approve the variance as requested. All present voting aye. Motion approved

#6 – Sidewalks: Table 7.05(b) requires sidewalks to be placed on both sides of the street. A variance to allow sidewalks on one side is requested.

Motion by Allen, supported by Blair to approve the variance as requested with the addition of a sidewalk in front of units 95 through 101, then heading south alongside unit 101, in close proximity to the off street parking area. All present voting aye. Motion approved.

#7 – Street Lighting: Table 7.05(b) specifies a Pedestrian scale ornamental street lights shall be provided along the sidewalks. The proposed lighting will be carriage lamps mounted on each side of the garage doors. The lights will be hard-wired with a photo cell and no ability for tenants to turn-off the lights. A variance is required to allow for this type of lighting.

Motion by Walters, supported by Blair-Krosnicki to approve the variance with the addition of lighting at Telegraph Rd. and West Rd entrances, and also along street from Unit #66 to Unit #102. All present voting aye. Motion approved.

PUBLIC FORUM: Motion by Scipione, supported by Walters, to open the Public Forum. All present voting aye.

Motion by Blair-Krosnicki, supported by Walters, to close the Public Forum. All present voting aye.

Motion by Walters, supported by Blair-Krosnicki, to adjourn the Zoning Board of Appeals meeting at 7:45 p.m. All present voting aye.

ZBA 101713rt