

MINUTES OF THE SPECIAL CLAY TOWNSHIP ZONING BOARD OF APPEALS HELD ON THURSDAY, APRIL 4, 2002 AT 7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MI 48001

Chairman Nelson called meeting to order at 7:30 p.m.

1. Roll call

Present: Ron Nelson, Cindy Kirkpatrick, Marianne Diss, Chuck Michel.
Excused: Joanne Shirkey,

2. APPROVAL/AMENDMENTS TO AGENDA

**Moved by Kirkpatrick, supported by Diss to approve the agenda as presented.
AYES: AIL NAYES: None. MOTION CARRIED. Excused: Shirkey.**

3 ZONING BOARD OF APPEALS PREFACE

Chairman: The ZBA addresses mainly hardship based on lot size, location and/or shape or contour and location of existing buildings. We are guided by Section 1304 of Ordinance #89. There are five members on the ZBA, four of whom are present tonight. Three (3) members must vote the same way for a motion to be granted for a variance. Three (3) members constitute a quorum. You may speak when so directed. Everyone will have a chance to speak. If a particular point gets belabored, the chairman has the right to limit debate. If you should not like the board's decision, whether you are the appellate or the public, you have the right to take it to the Circuit Court. You have twenty-one (21) days to file with the Circuit Court. When the appeal you're involved with has finished, you are welcome to leave or stay, whatever you wish.

4. APPEALS

2002-0011 Colony Bowl 4962 Pte. Tremble

Appellate requesting variance of parking requirements. Addition of miniature golf.

Nelson: 175 parking spaces are required, Colony Bowl can provide 143 spaces. ZBA is only addressing number of required parking spaces.

Request for variance from Ordinance #89, to add miniature golf. The application was denied because Ordinance #89, section 905 (19 and 22).

Michel: There is no survey. ZBA drawing is not the same as presented to Planning Commission. ZBA can't act before Planning Commission (because of different drawings).

Nelson: Questioned if survey is necessary.

Kirkpatrick: It is a legal description.

Public Participation:

In favor: Marda Bates, 7525 Colony; Nancy Kastler, 6342 Marina; Paul Bridgman, 7985 Colony; Frank Gust, 4962 Pte. Tremble; Ace Arniel, 4962 Pte. Tremble.

Opposed: None.

Close Public Participation.

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Michel: ZBA goes by land, standards set by National Standards not by Township.

Nelson: No problem as presented, will have to go back to Planning Commission.

Discussion.

Michel: Planning Commission said more parking spaces were needed.

Kirkpatrick: If no decision by ZBA, return appeal back to Planning Commission, they would forward it back to ZBA again.

Kirkpatrick: Is this all one parcel. Nelson: Yes.

Nelson: Property can change ownership but has to sell as all one parcel.

Diss: Can area behind bowling alley be used for parking? Appellate: No.

Nelson: No problem as presented.

Motion by Diss, supported by Kirkpatrick to grant as presented, 143 parking spaces, hardship being placement of existing buildings and seasonal function.

AYES: Kirkpatrick, Nelson, Diss. NAYES: Michel. MOTION CARRIED. Excused: Shirkey.

6. Member Comments

None.

7. Public Comment

Ron Mikolajczyk, 4965 Pte. Tremble, did not receive public notice of this hearing in the mail; Don Double, 2839 Pte. Tremble, concerned about miniature golf.

8. Adjournment

**Moved by Michel, supported by Kirkpatrick to adjourn at 8:10 p.m. AYES: All.
NAYES: None. MOTION CARRIED. Excused: Shirkey.**

Respectfully submitted,



Dolores M. Nelson
Recording Secretary