

**Charter Township of Elmwood
Zoning Board of Appeals
Regular Meeting
May 3, 2023
7:00 PM**

A. CALL TO ORDER: Gary Bergstrom called the meeting to order at 7:00 p.m.

B. ROLL CALL: Ray Haring, Jim O'Rourke, Gary Bergstrom, Jeff Aprill

Excused: Jason Razavi

C. PUBLIC COMMENT: None

D. AGENDA MODIFICATIONS: MOTION BY JIM O'ROURKE, SECONDED BY JEFF APRILL TO APPROVE THE AGENDA AS SUBMITTED. MOTION APPROVED 4-0.

E. DECLARATION OF CONFLICT OF INTEREST: None

F. APPROVAL OF MINUTES: APRIL 5, 2023: MOTION BY JIM O'ROURKE, SECONDED BY RAY HARING TO APPROVE MINUTES OF APRIL 5, 2023 AS PRESENTED. MOTION PASSED UNANIMOUSLY.

G. NEW BUSINESS:

1. Extension Request- Case #2022-02-Erik Gruber and Chris Millward for a front yard variance request regarding property at 10238 and 10240 E Cherry Bend Rd., parcel #45-004-320-001-00. The applicants received a 30' front yard setback variance to allow parking within the 30' front yard setback.

MOTION BY JIM O'ROURKE, SECONDED BY RAY HARING TO APPROVE A 1 YEAR EXTENSION REQUEST FOR CASE #2022-02.

Discussion

ROLL CALL VOTE: RAY HARING-YES, JIM O'ROURKE-YES, JEFF APRILL-YES, GARY BERGSTROM-YES. MOTION APPROVED UNANIMOUSLY.

2. Extension Request-Case #2022-03-Erik Gruber and Chris Millward for a variance to reduce the required parking ratio, which is based on floor area, regarding property at 10238 and 10240 E Cherry Bend Rd., parcel #45-004-320-001-00. The applicants received a variance to reduce the parking ratio for business and professional offices within the NC zoning district from 1 space per 200 sf to 1 space per 270 sf.

MOTION BY JEFF APRILL, SECONDED BY JIM O’ROURKE TO APPROVE A 1 YEAR EXTENSION FOR CASE #2022-03. ROLL CALL VOTE: RAY HARING-YES, JIM O’ROURKE-YES, JEFF APRILL-YES, GARY BERGSTROM-YES. MOTION PASSED UNANIMOUSLY.

H. OLD BUSINESS: None

I. COMMENTS FROM THE CHAIR: Gary thanked Jeff Aprill for chairing the April 5th meeting.

J. COMMENTS FROM ZBA MEMBERS: Jim O’Rourke thanked Sarah and Carrie saying, we do a good job, we’re a team.

K. ANNOUNCEMENTS: Sarah announced, we’re not going to have a meeting in June. Also, I gave you handouts for upcoming trainings.

L. PUBLIC COMMENT: None

M. ADJOURN: MOTION BY RAY HARING, SECONDED BY GARY BERGSTROM TO ADJOURN MEETING AT 7:10 PM. MOTION PASSED.