

**Salem Township Zoning Board of Appeals
October 20, 2010
Minutes**

Called to order: 7 pm

**Present – Shields, Beyer, Sebright, Coffey Absent – Crismon
Recording – Pitsch**

Approval of minutes of previous meeting: Motion by Sebright, seconded by Coffey – motion carried.

Inquiry of Conflict of Interest – none.

Request for Variance, Mr. Francesco Frano – Mr. Frano introduced his request by explaining the history of his ownership, current situation, and his request for division of parcel. Mr. Sissons (consultant for township) reviewed his written memo on the request.

Mr. Frano emphasized to ZBA that the type of business that might be conducted on the parcel is not the issue – the request is for a variance, also that the property is currently non-conforming so will be non-conforming even if variance is granted.

Shields commented on parking problem – not enough now, what about later? Mr. Sissons then explained space and number requirements as well as drainage for parking. Shields also questioned the condemnation situation of the north building.

Beyer commented on width/depth ratio of lot and that over 50 possible uses could be conducted on this parcel so it is the ZBA job to consider the standards.

Bob Jones, PCI brought up setback requirements.

Motion to open Public Hearing at 7:59 pm – moved by Sebright, seconded by Beyers. Motion carried.

Todd Goodman, whose property borders back corner – inquired about the survey stakes as they do not agree with the survey done for him by Allegan County.

Mary Strickfaden – pointed out inconsistency of date and date on letter of notification. Also was told that building on parcel is condemned. Is concerned about parking issue, possible businesses, and the ability of the septic system to cover all possible water use issues.

Moved to close Public Hearing at 8:10 by Beyer, seconded by Coffey. Carried.

Mr. Sissons suggested tabling request for a second hearing as many questions remain to be addressed.

Moved by Beyers, seconded by Sebright to table until sufficient information for a preliminary site plan is available to ZBA, and to hold a public hearing at that time. Yeas – Coffey, Sebright, Beyers. Nays – none. Abstained – Shields. Carried.

Moved by Coffey, seconded by Beyers to adjourn at 8:25 pm. Motion carried.

10/20/10kp