

**CHARTER TOWNSHIP OF CANTON
ZONING BOARD OF APPEALS
May 11, 2023**

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, May 11, 2023 at the Township Administration Building located at 1150 S. Canton Center Road, Canton Township, Michigan 48188.

Meeting began at 7:00 p.m.

Mark Quimby led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Greg Greene, Clarence Lee, Alan Okon, Mark Quimby, Aaron Tassel

Staff Present: Patrick Sloan - Community Planner, Zach Michels – Associate Planner

ACCEPTANCE OF AGENDA FOR MAY 11, 2023

Motion by Alan Okon, supported by Greg Greene to accept the agenda.

Ayes: All (5-0)

Nays: None

APPROVAL OF MINUTES FOR THE APRIL 13, 2023 MEETING

Motion by Alan Okon, supported by Aaron Tassel to approve the minutes.

Ayes: All (5 - 0)

Nays: None

GENERAL CALENDAR

1. Application 058-ZBA-7752. Applicant, Steven Soave, for property located at 45375 Ford Rd, Huntington Bank, which is located on the south side of Ford Rd. between Canton Center Rd. and Sheldon Rd. (Parcel ID 058-99-0003-717), Zoning is C-2 Community Commercial and CBD Central Business District Overlay. Requesting variance from the following section of the Charter Township of Canton Zoning Ordinance: Section 2.14 (A)(1)(a) Dumpster located in a front yard.

Patrick Sloan, Community Planner, introduced the Township's new Associate Planner, Zach Michels. Mr. Michels summarized the Staff Report dated for the May 11, 2023 meeting. He noted that the applicants are requesting to place a dumpster in the front yard along Canton Center Rd. Since this is a corner property, they have 2 front yards, one along Ford Rd and one along Canton Center Rd. It would be difficult for the applicant to place the dumpster on the eastern or southern side of the building due to a transformer and landscaping. Staff recommends approval of the variance, with two conditions: First, the dumpster enclosure requires site plan review and is required to comply with all other requirements of Section 2.14 of the Zoning Ordinance, including increasing the wall height to at least 8 feet. Second, the dumpster enclosure must be located 25 ft from the southern lot line due to the close proximity to the main access drive off of Canton Center Rd.

Applicant, Steven Soave, with Villanova Construction, stated that Huntington Bank recently purchased TCF Bank. TCF did not have a dumpster on site. Huntington Bank would like to have the dumpster.

Clarence Lee asked why a dumpster is needed for banking.

Justin Remner with Huntington Bank stated that they would prefer that the cleaning staff does not take the trash to another location.

Motion by Greg Greene, supported by Alan Okon, to open the Public Hearing at 7:06 pm.

Ayes: All (5-0)

Nays: None

No one in the audience wished to speak.

Motion by Clarence Lee, supported by Alan Okon to close the public hearing at 7:07 pm.

Ayes: All (5-0)

Nays: None

Greg Greene asked what the appearance of the enclosure will be.

Steven Soave stated that the walls will be brick, as close as available to match the building and the gate will be a cedar finish dog-eared style board.

Motion by Clarence Lee (based on the model motion) to approve the variance from Section 2.14(A)(1)a of the Zoning Ordinance to allow the installation of a dumpster enclosure within the front yard along Canton Center Road, based on the findings for the 18 decision criteria for variances defined in Section 27.05(D) Standards for Variances and Appeals of the Zoning Ordinance as stated in the Planning Division staff's May 11, 2023 review letter, subject to the following conditions.

- 1. The dumpster enclosure must be located at least 25 feet from the southern lot line.**
- 2. The dumpster enclosure plan is subject to site plan review and is required to comply with all other requirements of Section 2.14 of the Zoning Ordinance, including increasing the wall height to at least 8 feet.**

Supported by Alan Okon.

Ayes: All (5-0)

Nays: None

Variance is approved (5-0).

Motion by Clarence Lee to adjourn meeting. Supported by Aaron Tassell.

Ayes: All, (5-0)

Nays: None

Meeting adjourned at 7:08 pm.

Alison Eisenbeis, Recording Secretary