A MEETING OF THE ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:00 PM,
MONDAY, SEPTEMBER 9, 2019 BY CHAIR EVANS.

PRESENT:
Chair Paul Evans
Steve Allen
Ryan Gesund
Joe Krug
Greg Butts
Sue McAlpine
Miles Uhlar

ALSO PRESENT:
Erin Schlutow, Community Development Director
Dennis Hennen, City Council Liaison
Maria Ward, Alternate Board Member
Members of public

APPROVAL OF AGENDA
Chair Evans noted that there was an item that had been noticed to appear on the agenda, but had been removed by the Community Development Director prior to the publication of the agenda. Director Schlutow gave a brief explanation as to the reason PBA-02-19 for 1864 Dorothea was removed from the agenda. A variance was not required for the scope of the proposed project; therefore, it did not need to be reviewed by the ZBA.

It was moved by Sue McAlpine to approve the agenda as presented. Motion was seconded by Steve Allen and unanimously approved.

AYES: Krug, Allen, Butts, Gesund, Uhlar, McAlpine, Evans
NAYS: None

Motion Carried.

APPROVAL OF MINUTES
Board members identified minor errors to be corrected.
It was moved by Mr. Allen to approve the minutes of July 8, 2019 as amended and supported by Ms. McAlpine.

AYES: Allen, Butts, Gesund, Uhlar, McAlpine, Krug, Evans
NAYS: None

Motion Carried.

REGULAR AGENDA

1. Application PBA-03-19; 2219 Coolidge
   Community Development Director Schlutow provided a brief summary of the requested side yard and height variances at 2219 Coolidge for the redevelopment of the former La Salette school building.

   Applicant Steve Friedman provided explanation of the project and reasons for the variance.
Chair Evans opened the Public Hearing at 7:14pm.

No public comment.

Chair Evans closed the Public Hearing at 7:14pm.

Board members discussed the variance requests.

Based on the finding of fact, it was moved by Mr. Butts and seconded by Mr. Allen to approve the requested height and side yard setback variances for PBA-03-19.

AYES: Butts, Gesund, Uhlar, McAlpine, Krug, Allen, Evans  
NAYES: None

Motion Carried

2. **Discussion**: Annual Discussion regarding Rules of Procedure

Chair Evans noted that the discussion was postponed at the July meeting due to the absence of regular Board members and in order for staff to incorporate requested revisions.

Mr. Allen commented that the requested changes had been incorporated. The Board discussed concerns with the schedule for election of officers.

Chair Evans noted a change regarding members who are unable to attend a regular meeting shall contact the Community Development Director.

It was moved by Ms. McAlpine to approve the Zoning Board of Appeals Rules of Procedure updated September 9, 2019, as provided by staff. Supported by Mr. Butts.

AYES: Gesund, Uhlar, McAlpine, Krug, Allen, Butts, Evans  
NAYES: None

Motion Carried

3. **ELECTIONS**: Matter of Electing a Chair and Vice Chair of the Zoning Board of Appeals

Chair Evans noted that the matter of electing Chair and Vice Chair was postponed from the July meeting, as there were members of the Board who were absent. Chair Evans also stated that he would be interested in continuing as Chair as he has found it an excellent learning experience, but that anyone who would be interested should consider it.

It was moved by Mr. Allen to nominate Paul Evans for Chair. Supported by Mr. Gesund.

AYES: Uhlar, McAlpine, Krug, Allen, Butts, Gesund, Evans  
NAYES: None

Motion Carried
It was moved by Mr. Butts to nominate Sue McAlpine for Vice Chair. Supported by Mr. Gesund.

AYES: McAlpine, Krug, Allen, Butts, Gesund, Uhlar, Evans
NAYS: None

Motion Carried

4. **MEETING DATES:** Matter of reviewing and adopting meeting dates for 2019 calendar year.

It was moved by Ms. McAlpine to adopt the meeting schedule for 2019 calendar year, as presented by staff. Supported by Mr. Uhlar.

AYES: Krug, Allen, Butts, Gesund, Uhlar, McAlpine, Evans
NAYS: None

Motion Carried

**OTHER BUSINESS**

Ryan Gesund noted the dedication of the new flagpole at the Public Safety building on September 11, 2019.

Steve Allen addressed his position about the La Salette development project. He stated that he is not anti-development, but he is anti-things not good for this community. The new development project would be good for the community, and is supported.

**LIAISON COMMENTS**

Councilmember Hennen summarized the previous City Council meetings, including a presentation regarding the multi-community grant with Oak Park and Huntington Woods, future development on Eleven Mile Rd, the status of Redevelopment Ready Certificate and best practices in the community. The City Council approved the first reading of an ordinance to permit day care facilities in the Office District and Local Business District through special land use approval, as well as the first reading of the Conditional Rezoning for the La Salette redevelopment project.

**BOARD COMMENTS**

Chair Paul Evans updated the Board on the process for developing the Master Plan. Mr. Evans noted that he would be sitting on a panel in the next week to interview the top three firms that submitted proposals to assist the City with the Master Plan.

**PUBLIC COMMENTS**

Maria Ward requested a final copy of the Rules of Procedure for all Board members to reference.

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With no further business, Chair Evans adjourned the meeting at 7:35 PM.