

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING MI 48433

ZONING BOARD OF APPEALS MINUTES

DATE: JANUARY 6, 2015

TIME: 7:30 P.M.

PHONE: 810-659-0800

FAX 810-659-4212

WEB PAGE: <http://www.flushingtowship.com>

MEMBERS:

Edward Henneke, Chair

Eric Swanson

Richard Vaughn, Vice Chair

James Sarka

Donn Hinds, Planning Commission Representative

Julia A. Morford, Recording Secretary

I. CHAIR EDWARD HENNEKE opened the meeting at 7:30 p.m. with Roll Call and the Pledge to the American Flag.

ROLL CALL: Edward Henneke, Richard Vaughn, Donn Hinds, and James Sarka

MEMBERS ABSENT: Eric Swanson

OTHERS PRESENT: None

II. APPROVAL OF AGENDA: Amend the Agenda to include under "New Business", as Number 3, *Workshop at Mt. Pleasant* on January 14, 2015. APPROVED as submitted.

III. PUBLIC COMMENTS:

7:35 P.M. – Opened for Public Comments for Non-Agenda Items

None

7:36 P.M. – Closed for Public Comments for Non-Agenda Items

IV. APPROVAL OF MINUTES OF SEPTEMBER 2, 2014: HINDS MOVED, seconded by Vaughn to approve the Minutes of September 2, 2014 as presented. MOTION CARRIED.

V. UNFINISHED BUSINESS:

None

VI. NEW BUSINESS:

1. Meeting Dates for 2015

Motion and second to amend the *Meeting Dates for 2015* to the following: May 12, 2015, September 1, 2015, and then January 5, 2016. MOTION CARRIED.

2. Election of Officers

HINDS MOVED, seconded by Sarka to keep the present officers for 2015. MOTION CARRIED.

3. Planning and Zoning Essentials Workshop in Mt. Pleasant on January 14, 2015

CHAIR HENNEKE felt the workshop seemed to be very basic. There are other workshops including a workshop that will be held in Okemos, MI.

PROPER WORDING of motions seems to be the hardest thing for Zoning Board of Appeal (ZBA) Members and Planning Commission Members. The main issue of the ZBA is to grant or deny a variance.

The motion to approve or deny is for the following reasons:

1. The motion should be a summary of the discussions so that when the issue is appealed to a Circuit Court, the ZBA does or does not have grounds to approve or deny. The Courts use the same procedure to deny or approve an Appeal.
2. If the ZBA Members made the decision to grant or deny an issue and it didn't set forth any factors, then the Court would normally send it back to the ZBA to set forth the factors of which they acted.
3. When one makes a motion, they have to set forth the basis for the Motion.
4. The ordinance specifically states what the ZBA can and cannot do.

VII. NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON TUESDAY, MAY 12, 2015 AT 7:30 P.M.

VIII. BOARD COMMENTS: The ZBA Members discussed various issues in and out of Flushing Township.

IX. ADJOURNMENT: VAUGHN MOVED, seconded by Hinds to adjourn the meeting at 8:15 P.M. MOTION CARRIED.

EDWARD HENNEKE, Chair

JULIA A. MORFORD,
Recording Secretary

RICHARD VAUGHN, Vice Chair

Date Approved