

**Charter Township Of Lyon
Zoning Board Of Appeals
Meeting Minutes
March 19, 2007**

Approved as written on April 16, 2007

Date: March 19, 2007
Time: 7:30 PM
Place: 58000 Grand River

Call to order: Mr. Erwin called the meeting to order at 7:30.

Roll Call:

Erwin, William, Chairman
Barber, Mike (PC Liaison)
Hawkins, Michael
Raney, Tony
Cash, Dan (Brd Liaison)

Also present:

Philip Seymour, Township Attorney
Al Hogan, Building Official

Guests: 1

Approval of Minutes:

Mr. Hawkins moved “to approve the meeting minutes as corrected for the February 20, 2007 meeting”. Mr. Barber supported the motion.

Voice Vote:

Ayes: all
Nays: none
Motion approved.

Public Hearings:

1. Thomas Marino, 59655 Woodfarm, South Lyon, MI, 49178. Sidwell #21-32-400-037. Applicant requests a variance from section 18.03, A-2, to allow for a 10’ side yard setback for a detached storage structure, as opposed to the 30’ required by section 36.02. Schedule of Regulations for the R-1.0 zoning district. Tabled at 12/18/06 and 2/20/07 meetings.

No action taken.

2. ICT Transmission, 39500 Orchard Hill Place, Novi, MI 48375. Sidwell #21-28-300-005. Applicant requests from section 12.16, A-1, to allow for a barbed wire fence in a non-residential district in order to provide security for the expansion of an existing electrical substation.

Jamie Kryscynski, 39500 Orchard Hill Place, Novi – Mr. Kryscynski said that ITC bought the high voltage electricity transmission lines from DTE about 4 years ago. ITC owns, operates, and maintains those lines. ITC is upgrading their station. It is owned by DTE, but ITC has lines in the station. They are converting a 120,000 volt line to a 230,000 volt line. To do that, they have to add a new transformer as well as additional electrical equipment. The expansion will be about 130 feet by 260 feet. A 6-foot fence currently surrounds it with barbwire on top of it; ITC are proposing to continue the fence.

Mr. Hawkins asked how close the building is to neighbors at 9 Mile and Griswold. Mr. Kryscynski said he did not have exact numbers, but it is far away. They are not close to anyone.

Mr. Raney said that he did not have a problem with because it is for safety.

Mr. Barber commented that he works for DTE and was wondering if that is a conflict of interest. The ZBA discussed the issue and decided that it is not a conflict of interest.

Mr. Hawkins moved “in regards to ICT Transmission, application for sidwell 21-28-300-005, applicant is requesting a variance from section 12.16a1, with the instillation of a 6 foot fence with barbwire. I recommend to the Board that a variance be granted to permit the existing instillation electrical substation to be maintained in this type of construction and extend the existing fence and barbwire, as it represents the best type of safety protection for this type of building.” Mr. Raney supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Respectfully Submitted,

Catherine Culver

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Recording Secretary