

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
June 19, 2017

Approved: August 21, 2017

The meeting was called to order by Mr. Raney at 7:00 p.m.

Roll Call: Mike Barber
Lise Blades, Board Liaison
Paul Fransway, Alternate
Tony Raney, Vice-Chairman
Carl Towne, Planning Commission Liaison

Absent: Bill Erwin

Guests: 1

Also Present: Leann Kimberlin, Township Attorney

APPROVAL OF MINUTES

**Motion by Towne, second by Blades
To approve the minutes from May 15, 2017 as presented.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

APPROVAL OF AGENDA

**Motion by Towne, second by Blades
To approve the agenda as presented.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC HEARINGS

- 1. Darin Zyglar/Dynamic Investment, LLC (PC Server and Parts), 55960 Grand River Avenue, New Hudson, MI 48165 Sidwell #21-03-426-002. Applicant requests a variance from Section 14.01-D-2 of the Zoning Ordinance, which requires a maneuvering aisle width of 24'. A 12' width is being proposed. Therefore, a 12' variance is being requested.**

Mr. Zyglar explained that the company is growing at a substantial rate. The company is

an IT Asset Management Company. They take products in from Amazon and Facebook and rebuild those items for customers. It's a good paying company. They employ between 40-50 employees and would like to expand that to 60-65 employees. He wants to stay where they are because they love the area, but it's just not big enough. They average about 20 to 30 semi-trucks coming in every week. They started getting more contracts and expanding. He noticed they were having a shortage of parking. He talked to Chris Doozan about it, and they determined that the whole east side of the building is wasted space. Mr. Doozan showed him what he could do and suggested that he get plans drawn up by an engineer, which is where they stand today.

Mr. Zyglar explained he didn't see a reason two cars would be coming in at the same time, so he didn't see a reason for 24'. The Board felt they would be comfortable with 14'. Mr. Zyglar agreed he could do 14'.

Mr. Towne stated he liked how the applicant has maintained the building. He would like to see 14' and a sign that would read something along the lines of "One Way" with a time period listed.

Trustee Blades confirmed they will have perhaps 4 parking areas for customers. She suggested having an employee parking only sign.

After discussion the Board felt that an employee parking only sign would be sufficient.

Mr. Towne stated that when the septic field is vacated, the applicant will make sure this driveway is recovered to 24'. Mr. Zyglar suggested going for 16' to 20' instead of 24'; he thought that was excessive.

Mr. Zyglar stated he would love to hook up to sewer and water right now. If the Township would give that to them on his taxes, he would do it now.

The Board and Mr. Zyglar agreed once the septic is vacated, the applicant would do the driveway to 20'.

Motion by Barber, second by Towne

To approve the request for Darin Zyglar/Dynamic Investment, LLC (PC Server and Parts), 55960 Grand River Avenue, New Hudson, MI 48165 Sidwell #21- 03-426-002. The applicant requested a variance of 12' and they are granting a variance of 10' with a 14' wide maneuvering lane. The maneuvering lane is currently 12' and it will go to 14' conditioned upon the installation of a sign indicating employee parking only. Upon abandonment of the existing septic field the driveway will be widened to 20' which would be a 4' variance as it stands today. The variance is granted due to the conditions of the property since it was not self-created. The location of the septic doesn't allow the 24' for the driveway given the unique characteristics of the property.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

ADJOURNMENT

**Motion by Towne, second by Fransway
To adjourn the ZBA meeting at 7:27 p.m.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

The Zoning Board of Appeals meeting was adjourned at 7:27 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

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Recording Secretary