

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
August 15, 2013

The meeting was called to order by Chairman Horen at 7:00 p.m.

Members present: J. Horen, D. Darland, J. Gwizdala, W. Sinke, T. Miller
Members absent: None
Also present: J. Krueger, Alternate Member

Also in Attendance Were: See sign-in sheet
Pledge of Allegiance was recited.

Motion by Horen, seconded by Gwizdala, to adopt the agenda as presented.
Motion carried.

Motion by Sinke, seconded by Darland, to approve the minutes of July 18, 2013 as presented.
Motion carried.

Public Input

Public input was opened at 7:03 p.m.

Terry Riddle of HHC asked for procedure to request a sign variance. Information was provided by the chair.

Public input was closed at 7:06 p.m. with no other public wishing to speak.

New Business

Hampton Inn & Suites Height Variance 09-100-M03-000-007-00 and
09-100-M03-000-008-00

Chairman Horen read the notice that was sent out to the surrounding property owners and opened public hearing on this proposal. The developer would like to build a four-story Hampton Inn & Suites at the end of Traxler Court off of Wilder Road. He is asking for a twenty (20) foot height variance.

Developer Terry Riddle set up a graphic to make his presentation to the Board and the public. There would be about 35 employees; it would be an upscale limited service hotel with a pool, fitness center, complimentary breakfast; no luxury dinner--similar to the Holiday Inn Express model and Fairfield Inn model. There would be limited banquet space accommodating about 45 people.

J. Krueger asked several questions about the location. Mr. Riddle said that they own Lots 7, 8, and 9 at the end of the cul-de-sac.

John and Pam Cederstrom are owners of the adjacent property on 2 Mile Rd. They are concerned about the effect of a "four story wall" next to them. Mr. Riddle said that Hampton builds a 3-story model, but the land wouldn't allow that to work in this location economically. They use non-intrusive lighting.

There was a discussion between Mr. Cederstrom and the developer around a number of issues. Mr. Riddle indicated he would put up a berm, if necessary.

The developer is asking for a twenty foot height variance which would be fifty-five (55) feet even though the actual building will be 53' 11" or three inches higher than the Holiday Inn Express. Darland and Sinke both brought up issues of fire suppression and public safety. The windows only open four inches and there are several sprinklers per room which flood quickly. The top of the guest rooms is 40 feet. Guests are at the 32 foot level according to Mr. Riddle.

Darland noted that the fire chief would like a looped water system for fire suppression. Discussion regarding safety, fire department concerns, ladder trucks.

Darland note that Wilder is the Township's most active commercial area and several variances have been granted in that stretch.

W. Sinke moved, J Gwizdala seconded, that given that the request by HHC Hospitality for a 20-ft. height variance for a four-story hotel is in the Wilder Road business corridor, 09-100-M03-000-007-00 and 09-100-M03-000-008-00, the most active of the township's commercial districts, and in the absence of another township commercial district allowing this type of construction, the ZBA would not want to be exclusionary, ordinance 18.10a is met; and because safety concerns have been resolved by use of township and area fire departments and building fire suppression systems required of the developer as well as the location lacking a curb-cut thus reducing accident potential, ordinance 18.10b is met; and because the variance is not general or recurrent in nature, ordinance 18.10c is met; the ZBA moves to approve the requested variance.

Roll call vote:

Yes: Horen, Darland, Gwizdala, Miller, Sinke

No: None

Absent: None

Motion carried.

Reports

Darland reported on barbed wire being used on 7 Mile Rd; they may come to the September meeting requesting a variance for a fence for fear of loss of equipment.

Michigan Sugar submitted their complete plant site plan as requested.

Wedding venue on 4 Mile Rd. discussed.

Communications

Motion by Horen, seconded by Darland to accept Communications. Motion carried.

Adjourn

Motion by Sinke seconded by Horen to adjourn. Motion carried.

The meeting was adjourned at 8:30 p.m.

Respectfully,

Terry Miller, Secretary