

**CHARTER TOWNSHIP OF HAMPTON  
BOARD OF APPEALS  
APRIL 20, 2017**

The regular meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:00 p.m. by Chairperson Noble in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Brey, Goetz, Noble, Spyhalski

ABSENT: Foret

ALSO PRESENT: Sheppard, Dewyse, Wisniewski, Klass and 1 person in audience

Motion by Goetz seconded by Brey that the minutes of the September 22, 2016, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

No Communications

UNFINISHED BUSINESS:

Motion by Goetz seconded by Spyhalski that the tabled variance request for Steve Stefanidis, representing Huntington Bank, be dismissed as the variance was no longer needed.

AYES: Goetz, Spyhalski, Brey, Noble

NAYS: None

ABSENT: Foret

Motioned carried

NEW BUSINESS:

Meeting was turned over to the Attorney for election of officers for 2017

Motion by Goetz seconded by Brey that Ruth Noble be nominated for the position of Chairperson.

Motion by Goetz seconded by Brey that nominations be closed and a unanimous ballot cast for Noble for Chairperson. Motion carried.

Motion by Noble seconded by Brey that William Goetz be nominated for the position of Vice Chairperson.

Motion by Noble seconded by Brey that nominations be closed and a unanimous ballot cast for Goetz for Vice Chairperson. Motion Carried

Motion by Noble seconded by Goetz that Tony Brey be nominated for the position of Secretary.

Motion by Noble seconded by Goetz that nominations be closed and a unanimous ballot cast for Brey for Secretary. Motion Carried

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Jose Castillo, owner of El Mexicano Restaurant, 3593 W Center Ave., appeared before the board to request a variance of twenty-one (21) feet, seven and three (7.3) inches from the front yard setback and a variance of 8.5 parking spaces to construct a 20' X 60" and 50 X 20' addition to the building.

Discussion was held on the following: Applicant rents the building from JCS Tool. If addition goes to the planning commission, it would need a special use, as it is a commercial business in an industrial zone. It would also need a site plan review. Attorney reminded the board about setting a precedent and referred to the aerial photo of other businesses in the area and their setbacks. Planning commission must keep in mind the 24' green strip near the road as well. Moving the addition to the west side of the building would alleviate the need for a variance from the front. Parking would still be an issue.

Seating capacity had not been determined yet. A hardship hasn't been shown. What has been the past practices for this type of addition? Planning commission could table the request to see if applicant can adjust the addition design to conform and relook at parking. And also need to clarify the seating requirements. The planning commission needs more info on the parking at JCS tool and the restaurant as they are all owned by the same person. It was noted that the applicant needs to have an agency letter to act on behalf of the owner, JCS Tool.

Motion by Spyhalski seconded Brey that the variance requests for El Mexicano be table until the next meeting to see if applicant can adjust the addition and for clarification on the parking.

AYES: Spyhalski, Brey, Noble, Goetz

NAYS: None

ABSENT: Foret

Motioned carried

OPEN TO THE PUBLIC:

Dewyse addressed the board regarding a potential con-conforming sign that was constructed without a permit. He was looking for input from the commission. It was determined that the sign is non-conforming and must be removed. A violation letter is to be sent.

Motion by Goetz seconded by Brey that the meeting adjourn. Motion carried. Meeting adjourned at 7:53 p.m..

Respectfully submitted:

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Ruth Noble, Chairperson

Jodie Hebner, Recording Secretary