

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS MEETING
MARCH 18, 2021**

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, Noble, Howell, Spyhalski

ABSENT: Wisniewski

ALSO PRESENT: Sheppard, Dewyse, Hebner and 2 people in the audience

Motion by Brey seconded by Howell that the minutes of the August 15, 2019, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

No Communications

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Jere Brunette, 2713 W Center Rd, appeared before the board to request variances to construct a 32' X 24' sq. ft. accessory building on a commercial property. He is requesting a variance of 7' from the west property line and 12' from the north property line.

Discussion was held on the following: The accessory building will be used for extra inventory storage. This is the only location the building can go without taking up required parking spaces. It is the smallness of the lot and the location of the existing store that makes it difficult to place the building elsewhere. The accessory building is considered being attached to the store as it is going to have to have a fire rated wall between the building and the store. A special use permit is needed from the planning commission due to the fact that the lot is non-conforming as the building is closer than 100' to Center Ave.

At this time the public hearing was open to the public.

Tom Brooks representing Marlene Hildenbrandt, 1015 Ledyard, asked exactly where this building was going and wanted to make sure the building is not going onto his mother's property.

At this time the public hearing was closed to the public.

Motion by Spyhalski seconded by Noble that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to Jere Brunette, 2713 W Center Rd, under Notice of Appeal No. 21-01, for the reason that there is either unnecessary hardship (or) there is practical difficulty in carrying out the strict letter of Ordinance No. 36A, and said applicant has demonstrated the existence of the conditions set forth in Chapter 8, Section .03 thereof. The reasons being, the loss of the parking requirement and the size of the lot.

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The approval is expressly conditioned upon the site having positive drainage and that all current material in the back of the store be removed or stored inside the new building.

AYES: Spyhalski, Noble, Brey, Howell

NAYS: None

ABSENT: Wisniewski

Motion carried.

At this time the meeting was turned over to the attorney for election of officers.

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

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

Motion by Spyhalski seconded by Howell that Tony Brey be nominated for the position of Vice Chairperson.

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

Motion by Howell seconded by Noble that Kim Spyhalski be nominated for the position of Secretary.

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

OPEN TO THE PUBLIC:

No one addressed the board.

Motion by Noble seconded by Brey that the meeting adjourn. Motion carried. Meeting adjourned at 7:23 p.m.

Respectfully submitted:

Ruth Noble, Chairperson
Jodie Hebner, Recording Secretary