

**SUPERIOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APPROVED MINUTES
AUGUST 3, 2022
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1. CALL TO ORDER

The meeting of the Superior Charter Township Zoning Board of Appeals was called to order by Vice-Chairperson Craigmile at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Brennan, Craigmile, Deeds, Lewis, and Parm. Dail and Heningburg were absent. Laura Bennett, Planning & Zoning Administrator, was also in attendance. A quorum was present.

3. ADOPTION OF AGENDA

A motion was made by Member Parm and supported by Member Deeds to adopt the agenda as presented. The motion carried.

4. APPROVAL OF MINUTES

A motion was made by Member Brennan and supported by Member Parm to approve the minutes of March 30, 2022. The motion carried.

5. CITIZEN PARTICIPATION

None.

6. COMMUNICATIONS

None.

7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

A. ZBA 22-04 Schuster Appeal

Appeal of the decision of the former Township Zoning Official; regarding 5766 Geddes Road.

A motion was made by Member Deeds and supported by Member Brennan to remove ZBA 22-04 Schuster Appeal from the agenda.

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Roll Call:

Yes: Brennan, Craigmile, Deeds, Lewis, Parm
No: None.
Absent: Dail. Henningburg.
Abstain: None.

The motion carried.

B. ZBA 22-03 3728 N. Dixboro Road

Variance from Section 6.03(2)(b) (Accessory Structures) for the construction of hoop houses/high tunnels in the front yard of the proposed single-family dwelling

A motion was made by Member Deeds and supported by Member Lewis to open the public hearing. The motion carried.

Ms. Bennett explained that the property at address 3728 N. Dixboro Rd is seven acres and is situated within a residential district. According to Section 6.03(2)(b), the township allows accessory structures on land over 10 acres. It is also required that the situated home has at least 300ft of land in the front yard.

Timothy Risk, representing the property's homeowners, described the owner's proposal to the ZBA via a PowerPoint presentation. He explained that the homeowners wish to establish a farm on their property. The property is currently registered in the State of Michigan as a farm and the owners intend to provide produce to local farmers markets. To accomplish this, they would like to place a maximum of three, 16ft wide by 11.5ft tall, hoop houses in an area that would be the most optimal for sunlight on the property.

The hoop houses would be temporary structures. Though they would be considered accessory structures, they would not have a permanent foundation. When asked about the material used for the structures, Mr. Risk stated that they would be made from a heavy plastic which fits over a metal frame and sits on top of dirt. As concerns over the effect of weather were raised, the homeowners clarified that they would be able to use heavy bags to weigh down the sides of the hoop houses. They offered hoop houses that can be seen on Pontiac Trail as examples for what their structures would look like and stated that all hoop houses in the area come from one major carrier.

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Mr. Risk informed the board that the proposed hoop houses would have a fence between them and the neighboring residence to the south. The M-14 expressway sits at the north side of the property with no residential properties between. Residential properties to the east are separated by a dense area of trees which block the view of the home. Located to the west of the property is a nature preserve.

A motion was made by Member Deeds and supported by Member Parm to close the public hearing. The motion carried.

Vice-Chairperson Craigmile presented the applicable Standards of Review the proposal must meet for approval, set forth in Section 13.08B of the Superior Township Zoning Ordinance.

A motion was made by Member Deeds and supported by Member Parm to approve ZBA 22-03 3728 N. Dixboro Road, a variance from Section 6.03(2)(b) (Accessory Structures) for the construction of hoop houses/high tunnels in the front yard of the proposed single-family dwelling.

Roll Call:

Yes: Brennan, Craigmile, Deeds, Lewis, Parm
No: None.
Absent: Dail. Heningburg.
Abstain: None.

The motion carried.

C. ZBA 22-05 8541 Cherry Hill Road

Variance from Section 3.101 (Dimensional Standards) for the construction of a new single-family dwelling in the 75' private road setback.

A motion was made by Member Deeds and supported by Member Brennan to open the public hearing. The motion carried.

Ms. Bennett explained that the property is located on Cherry Hill and was originally split into six parcels in the year 2000. In 2003, Lots 3 and 4 were split further, with 8541 Cherry Hill being Lot 4A.

Patrick Sieloff, the owner's father, spoke to the board and explained that the proposed home would be situated toward the front of the land in an area he believes would cause the least amount of impact on the property's drain. He

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also stated that the private road is actually on the property itself and should be moved about 40ft to the east, which is also a factor in the limited amount of land the owners have to build on.

Mr. Seiloff stated that he and the owners have already spoken with the county who did not have any objections to the proposed placement of the home, and the property's neighbors have given their approval of the proposed location as well.

Looking at a drawing of the proposal, Member Deeds questioned if it was possible to place the home between the 75ft setback from the road and the 50ft setback from the drain as outlined. Mr. Seiloff stated that this would not be possible as the proposed home would not have enough room; the home's garage would be approaching the drain.

A motion was made by Member Deeds and supported by Member Brennan to close the public hearing. The motion carried.

Vice-Chairperson Craigmile presented the applicable Standards of Review the proposal must meet for approval, set forth in Section 13.08B of the Superior Township Zoning Ordinance.

A motion was made by Member Deeds and supported by Member Lewis to approve ZBA 22-05 8541 Cherry Hill Road, a variance from Section 3.101 (Dimensional Standards) for the construction of a new single-family dwelling in the 75' private road setback.

Roll Call:

Yes: Brennan, Craigmile, Deeds, Lewis, Parm
No: None.
Absent: Dail. Heningburg.
Abstain: None.

The motion carried.

8. OLD BUSINESS

None.

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9. OTHER BUSINESS AS NECESSARY

A. Election of Officers for 2022

A motion was made by Member Brennan and supported by Member Craigmile to nominate Member Dail as Chairperson of the ZBA.

The motion was carried by voice-vote.

A motion was made by Member Brennan and supported by Member Parm to nominate Member Craigmile as Vice-Chairperson of the ZBA.

The motion was carried by voice-vote.

A motion was made by Member Lewis and supported by Member Parm to nominate Member Deeds as Secretary of the ZBA.

The motion was carried by voice-vote.

10. ADJOURNMENT

A motion was made by Vice-Chairperson Craigmile and supported by Member Brennan to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Rebecca Craigmile, Vice-Chairperson Zoning Board of Appeals

Jasmin Bogdanski, Recording Secretary
Superior Charter Township
3040 N. Prospect, Ypsilanti, MI 48198