

February 3, 2016, Minutes

**Huron County Zoning Board of Appeals
Minutes of Meeting
Case No.: ZBA 2016-01**

A special meeting of the Huron County Zoning Board of Appeals was held on February 3, 2016, in the Huron County Board of Commissioners Chambers, Room 305, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Recording Secretary Mickayla Bischer at 7:00 p.m. Recording Secretary, Mickayla Bischer, called the roll of members: Roll call - Members present: LeRoy D. Boesch, Ken Griessel, Joel Weber, Lisa McCain, and Bill Goretski. Members absent/excused: Wanda Eichler and Larry Schnettler. Others present: There were approximately four (4) other people in attendance, including Mickayla Bischer, Recording Secretary, and Jeff Smith, Planning/Building & Zoning Office Director.

A motion was made by Lisa McCain and seconded by Bill Goretski to approve Ken Griessel as the pro tem chairman of the Zoning Board of Appeals. Motion carried.

Jeff Smith, Planning/Building & Zoning Office Director, read a request from Chairman Schnettler to change the date of the regular meeting scheduled for March 16, 2016 until March 23, 2016, or a date sometime thereafter if a variance request has not been submitted. A motion was made Bill Goretski and seconded by Lisa McCain to amend the Agenda.

A Motion was made by Joel Weber and seconded by LeRoy D. Boesch to approve the amended Agenda, of the February 3, 2016, Zoning Board of Appeals meeting. Motion carried.

2. Approval of Minutes

A motion was made by Lisa McCain and seconded by Ken Griessel to table the approval of the July 29, 2015 Special Meeting minutes until the next meeting so a roll call voting results can be added. Motion carried.

3. Public Comment None.

4. Public Hearing

ZBA 2016-01: Gemini Plastics, agent for property owner David Smalley, Bingham Township, Ubyly, Michigan, 48475, requesting a temporary use zoning permit to utilize an existing grain storage bin to store plastic pellets, located at 2668 Ubyly Road, Section 4 of Bingham Township, Ubyly, Michigan. Property parcel number 3201-004-002-50; map number 29 04 200 004 is zoned Agricultural (AGR) and consists of one (1) acre of land.

- This case was introduced by Chairman Pro Tem Griessel and reviewed by Building & Zoning Director, Jeff Smith. Applicant was in attendance to answer questions.
- Kurt Watchowski, agent for Gemini Group, explains Gemini plans to construct their own storage facility for plastic pellets. Mr. Watchowski requests a temporary use zoning permit not to exceed one year.
- Jeff Smith advised of details of application and discussion took place regarding the fact that the grain bin is used for storage of material, and the pellets being stored are lighter in weight than corn. Jeff Smith stated that mailings were made to neighboring property owners, published in the Huron Daily Tribune, and on the county website. There was one e-mail correspondence from Wanda Eichler questioning the content of the material.

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4. Public Hearing Continued

- Chairman Griessel asked for public comment. Dave Peruski, Bingham Township, requested a specific date all pellets would be removed and a shorter date than twelve months. Mr. Peruski also requests operations be between 8 a.m. to 5 p.m. Monday thru Friday, and this be the only exception with no time extensions. Mr. Peruski believes all necessary capital improvements for plastic pellet storage be removed after discontinuance or remain with property owner David Smalley.
- Jeff Smith suggested that there should be a fact finding session before voting on a motion.

Finding of Fact:

- The structure is capable of holding plastic pellet material.
- No long term affects, due to temporary approval.
- Material is not visible from the road.
- Compliant with Huron County Zoning Ordinance Section 19.05c Temporary Permits.
- The purpose of the grain bin is used for storage of product.
- With no further questions, a motion was made by Joel Weber and seconded by Bill Goretski to grant temporary use zoning permit to utilize existing grain storage bin to store plastic pellets with the following conditions:
 - Operations not to exceed 12 months.
 - Operations to take place Monday thru Friday 8 a.m. to 5 p.m.
 - Submit a data sheet and spec sheet to Building & Zoning.

On a roll call vote, the motion carried.

Roll Call Vote: ZBA 2016-01

LeRoy D. Boesch	Yea	Joel Weber	Yea
Wanda H. Eichler	Excused	Lisa McCain	Yea
Ken Griessel	Yea	Bill Goretski	Yea
Larry Schnettler	Excused	5-Yea 0-Nay 2-Absent/Excused	


5. Unfinished Business None.

6. New Business None.


7. Final Zoning Board of Appeals Comment None.

8. Adjournment

With no further business to come before the Board, it was moved on a motion by Lisa McCain, to adjourn the meeting and seconded by Joel Weber. Motion carried. Adjournment was at 6:36 p.m.



 Lawrence Schnettler, Chairman



 Jeff Smith, Acting Secretary

Date: 5/11/16