

Montrose Township
ZONING BOARD OF APPEALS
Meeting Minutes
Thursday, November 18, 2021

Meeting called to order at 6pm by Board Chairman, Ron Loafman.

Pledge of Allegiance was recited.

Roll Call – Present: Ron Loafman, Don Pollard, Fred Domine and Chad Wysocki

Absent: Dave Allard, Kris O’Neal, Steve Schlicht

Staff Present: William McIlmurray

Meeting Minutes: The regular meeting minutes from October 28, 2021 were presented for review. A **Motion** was made by Don Pollard to approve the minutes as presented. Support for the motion was given by C. Wysocki. All in favor 4-0. Motion passed.

New Business:

Public Hearing –Variance Request: Wolgast Acquisitions Corporation, owner of the property located at 10245 W. Vienna Road, parcel number 13-21-200-021 is requesting a variance from Zoning Ordinance section 153.277 off Street Parking Requirements and 153.278 Barrier Free Parking Requirements. This variance request would allow the reduction of parking spaces required under the zoning ordinance from 61 spaces to 41 spaces.

Citizens Comments: None

New Business: Brian Stadler of 7551 Geddes Road, Saginaw, MI 48609 from Wolgast Construction, developer of the project, Family Dollar/Dollar Tree which will be located at 10245 W. Vienna Rd. Brian stated that their client would like a variance to the zoning ordinance for parking from 61 to 41 spaces. The Wolgast company has requested several variances over the years for parking on difference jobs due to the fact that the projects do not need the number of spots they are required to have for the building size. The bigger parking lots actually cause more water run off from storms and this is causing problems with MDOT because their system was not designed to handle all the water. C. Wysocki asked why they would be building another Family Dollar since there is one located on the west side of town. B. McIlmurray stated that it is a Dollar General not a Family Dollar, C. Wysocki asked about the store located on Mt Morris Road in Flushing Township, which is also a Dollar General. B. Stadler stated that Family Dollar was acquired by Dollar Tree about 4 years ago and at this time they are co-branding the stores and putting them together in one location. R. Loafman did comment that he

wishes the store was a little further off the road. A **Motion** was made by Fred Domine to approve the variance as presented. Support for the motion was given by Don Pollard. Roll call- Chad Wysocki (yes), Fred Domine (yes), Don Pollard (yes), Ron Loafman (yes), motion carries 4-0.

Citizens Comments: None

Adjournment: A **Motion** to adjourn was made by F. Domine. Support for the motion was given by D. Pollard. All in favor motion passed. Meeting adjourned at 6:09 pm.

Next regular meeting will be hold Thursday December 16, 2021 at 6:00pm.

Secretary
Peggy Coomer