

Blumfield Township ZBA

Public Hearing Minutes

February 26, 2024

Chairman Eric Jacob called the Public Hearing to order to consider requests of the Blumfield Township Board with members Roethlisberger and Bierlein present. Zoning Administrator, Brian Bills, was also present.

1. To determine if there was a procedural due process issue with the public hearing conducted on December 4, 2023, by the Planning Commission regarding the Special Land Use permit application for 9790 E. Washington.
 - a. Public Comment was heard from Dennis Lowe, Jean Marie Learman, and Brian Bills.
 - b. Communication from Code Enforcement Officer, Bryanne Galganski was reviewed.
 - c. Communication from legal counsel was reviewed.
 - d. Roethlisberger moved that although the Planning Commission had been in contact with the property owner regarding this matter, there was a procedural due process issue with the hearing as the property owner did not receive the required letter. Jacob supported. Motion carried.

2. The Township Board is also requesting, pursuant to MCL § 125.3504(5) and Section 15.6 of the Zoning Ordinance, interpretation regarding if a special use permit can be issued for a limited timeframe.
 - a. Public Comment was heard from Dennis Lowe, Jean Marie Learman, and Brian Bills.
 - b. Communication from Code Enforcement Officer, Bryanne Galganski was reviewed.
 - c. Communication from legal counsel was reviewed.
 - d. Jacob moved that based on MCL § 125.3504(5) and Section 15.6 of the Zoning Ordinance a time limit cannot be set on a Special Use Permit. Therefore, the one year time frame must be removed. The hours of operation will remain. Bierlein supported. Motion carried.

3. Additionally, pursuant to Section 16.4 of the Zoning Ordinance, the Township Board is requesting the Zoning Board of Appeals to interpret the language in Table 3-2 as to whether a machine shop would be allowed in a A-1 zoning district either by right or by special land use.
 - a. Public Comment was heard from Dennis Lowe, Jean Marie Learman, and Brian Bills.
 - b. Communication from Code Enforcement Officer, Bryanne Galganski was reviewed.
 - c. Communication from legal counsel was reviewed.
 - d. Roethlisberger moved that the machine shop would fall under #9 (Construction \ Contractor \ Excavating businesses.) of Table 3-2 for A-1 property and, therefore, would be allowed by special use. Jacob supported. Motion carried.

Jacob moved to adjourn at 6:53pm. Roethlisberger supported. Motion carried.

Respectfully Submitted,

Lisa Roethlisberger

ZBA Member