

Zoning Board of Appeals

All local units of government in Michigan with zoning ordinances are required to have a Zoning Board of Appeals. The Zoning Board of Appeals is an independent body consisting of five residents one of which is also a member of the Planning Commission. Members are appointed the Board of Trustees and serve three year terms. The current Zoning Board of Appeals membership consists of the follow individuals:

- Russ Rice, Chairman
- James Andary, Vice Chairman
- Rita Baranski, Secretary
- Jerome Moffitt, Planning Commission Representative
- James Churilla, Member

The principal function of the Board is to evaluate applications for relief from strict application of zoning ordinance requirements. The Zoning Board of Appeals has the authority to consider the following requests:

- ❖ **Grant variances from standards contained in the zoning ordinance.** Common variance requests include deviations from dimensional requirements such as building setbacks, height, parking and signs standards.
- ❖ **Hear and decide appeals from an order or decision of an administrative official responsible for administering the zoning ordinance.** Administrative appeals may be appropriate when there is a disagreement over the applicability of specific standards or procedures contained in the zoning ordinance.
- ❖ **Interpret the zoning ordinance or zoning map.** There are occasions where the language of the zoning ordinance may not be clear or where there may be a question regarding the precise location of zoning district boundaries. Only the Zoning Board of Appeals has the authority to resolve these issues.
- ❖ **Permit the phasing of required site improvements.** This requirement applies more commonly to new development sites where the developer would like to defer the obligation to install some required site improvements to a later date. These may include parking, landscaping requirements for example.
- ❖ **Permit major temporary use and structures.** Minor temporary uses (tent sales and seasonal outdoor sales) may be approved administratively by the Planning and Zoning Department. Temporary uses of a larger scale or which may impact adjoining development require a public hearing and approval of the Zoning Board of Appeals.

The Zoning Board of Appeals meets the first Thursday of every month at 6:30 p.m. in the Municipal Building. A list of meeting dates and application deadlines is provided below:

ZONING BOARD OF APPEALS DEADLINES 2011
(24 DAYS PRIOR TO MEETING)

<u>Meeting Date</u>	<u>Deadline</u>
January 6..	December 13, 2010
February 3	January 10
March 3	February 7
April 7	March 14
May 5	April 11
June 2	May 9
July 7.....	June 13
August 4.....	July 11
September 1	August 8
October 6.....	September 12
November 3.....	October 10
December 8	November 14