

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JUNE 14, 2018 IN  
THE CENTER LINE COUNCIL CHAMBERS.**

Maria Zardis called the meeting to order at 7:50 p.m. The following members were present:

John James  
Ronald Coleman  
Maria Zardis

Absent: Councilman James Reid and Billy Strawter

Also present was Mr. Dennis Champine, City Manager/Clerk, and Mr. Roger Pinch, Chief Building Inspector.

Mr. James asked about not having a full board present for the meeting as 2 members had not arrived and the issue at the last meeting was there was not a full board. Mr. Champine explained that a full board was needed for a change in the building use and that this is only a variance not a change in use.

Ms. Zardis led the Pledge of Allegiance.

ITEM NO. 3 - ADOPTION OF THE AGENDA.

**MOTION** by Mr. Coleman, supported by Mr. James, to adopt the agenda as submitted.

**AYES: ALL                    MOTION CARRIED**

ITEM NO. 4 – NOMINATIONS AND APPOINTMENT OF CHAIRPERSON

Motion by Ms. Zardis, supported by Mr. Coleman, to table nominations and appointment of chairperson until the next meeting.

ITEM NO. 5 - APPROVAL OF THE MINUTES FROM THE DECEMBER 14, 2017  
REGULAR ZONING BOARD OF APPEALS MEETING

**MOTION** by Mr. James, supported by Mr. Coleman, to approve the minutes as submitted.

**AYES: ALL                    MOTION CARRIED**

ITEM NO. 6 - CASE ZBA-1-18, Center Line Center Partners, 25005 VAN DYKE

Mr. Champine explained that a public notice was published and mailed. He also read the agenda brief aloud.

Jason Fochtman from Nudell Architects showed a site plan to the board and explained the proposed project which is creating the need for a variance. In addition to the outbuildings, the lighting would be upgraded.

Mr. James asked about the existing building. Mr. Fochtman explained that renovation to the building will be a second phase.

Mr. Champine explained to the board to be focused on the variance request only.

Ms. Zardis asked about the form-based zoning that will be implemented in the future. Mr. Champine explained that that would need a public hearing and then council approval possibly in August.

Mr. James had a question about “too much parking” referenced earlier. Mr. Champine explained about form-based codes and about the redesign of the parking lot, adding buildings as well as pedestrian walkways and new landscaping.

Anmar Sarafa, one of the property owners, explained the reasoning behind their design.

There being no citizens present for citizen communication, Ms. Zardis called for a motion.

**MOTION** by Mr. Coleman, supported by Mr. James, to approve the variance as requested with a request by Ms. Zardis that Mr. Champine make absolutely sure his interpretation of the ordinance is correct.

AYES: ALL

**MOTION CARRIED**

ITEM NO. 7 – CITIZEN COMMUNICATION

There being no citizen communication this portion was closed.

ITEM NO. 8 – ADJOURNMENT

**MOTION** by Mr. James, supported by Mr. Coleman, to adjourn.

AYES: All

**MOTION CARRIED**

Meeting adjourned at 8:18 p.m.