

**THE CHARTER TOWNSHIP OF CHESTERFIELD
ZONING BOARD OF APPEALS**

July 10, 2013

On July 10, 2013, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Chairman Stepnak called the meeting to order at 7:00 P.M.

2. **ROLL CALL:** Present: Marvin Stepnak, Chairman
James Klonowski, Vice-Chairman
Thomas Yaschen, Secretary
Hank Anderson, Township Board liaison
Carl Leonard, Planning Commission liaison
Patrick Militello
Wendy Jones

Mr. Shortt from the Building Department was not in attendance at the meeting.

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2013-12:** Conlon Construction Company, 1100 Rockdale Road, Dubuque, IA 52003. Requesting a variance for temporary structures; 25 – 40' long storage bins located at the rear of the Target store for the proposed renovation of that store. Containers will store construction materials needed to carry out the operation to complete the renovation. The location of the Target store is 51400 Gratiot Avenue.

David Stevens, Superintendent of Conlon Construction Company, 1100 Rockdale Road, Dubuque, IA 52003 addressed the board.

Petitioner stated that he was requesting a variance for temporary storage bins. He explained that Target is remodeling their store on Gratiot and part of that requirement would be temporary bins required for storage of construction equipment and materials. He stated that they are requesting to put 25 – 40' long Connex containers in the parking spaces behind the store for the duration of that construction. He mentioned they would start placing the bins upon approval from the board and they would be removed by the morning at 8 AM on October 10th.

Chairman Stepnak asked for a verification of the time frame?

Petitioner stated that upon approval of the board they would start placing the bins at the site and construction would officially start next week.

Chairman Stepnak verified so construction would start by the fifteenth?

Petitioner replied that was correct.

Chairman Stepnak reiterated so construction would start on July 15th. He asked when the project would be completed?

Petitioner stated that Target requires that everything would be removed from the site by the tenth of October. He stated that upon approval, they would like to start getting those containers on the site because of the time it takes to get them spaced out properly. He mentioned that the delivery schedule.....

Chairman Stepnak stated that he understood that time was tight, but the petitioner would still need to talk to the Building Department and if the board required any type of bond, that would need to be posted.

Mr. Klonowski verified that the bins would not be blocking any fire lanes or anything like that?

Petitioner answered no. The bins would be located in the existing parking spaces at the back of the building.

Mr. Klonowski stated that he had no problem with it because it would be located at the back of the store and there would not be a lot of conflict with vehicular traffic. He mentioned that he did not think it would affect parking especially during the time frame for construction. He stated that at this time there would be low volumes of traffic and parking spaces probably would not be an issue. He stated that if it was during the Christmas holidays, that would be a different story. He reiterated that he had no problem with it.

Mr. Andersen stated that he had no problem with it.

Mr. Leonard asked if the store would remain open for business?

Petitioner answered yes.

Mr. Leonard asked if they would be doing all outside cosmetic-type work?

Petitioner replied no, the work would be done inside the store. He stated that Target was expanding their market space, so a lot of the project was additions to the existing refrigeration and that requires moving certain departments to different locations in the store. He mentioned that they just completed three or four of these projects in the area. He stated that they remodeled the stores in Clinton Township, the Lakeside Target store, and the one in Macomb Township. He commented if any of the board members have been in any one of those stores, they have probably seen the changes that have taken place.

Mr. Leonard asked if the storage containers are all for building materials?

Petitioner replied yes they would contain building material that Target provides to the contractor. He stated that a few of the bins would probably contain materials for the contractors, such as wiring for the electricians and those types of things.

Mr. Yaschen had no questions.

Mr. Militello had no questions and agreed with Mr. Klonowski that the containers would be at the back of the store. He mentioned that since there is not a high volume of traffic back there, he does not see this as a real issue for this time of the year.

Ms. Jones stated that she was at a Target that day in Troy and noticed the changes. She stated that it looked very nice and she does not really have a problem with it. She mentioned that the containers would be located at the back of the store and there is not really any traffic back there.

Chairman Stepnak stated that he had a conversation with the Building Inspector and he indicated that they would require a \$500 bond on the project. He asked the petitioner if that was something he would be agreeable to?

Petitioner replied yes, that he would go to the Building Department and take care of it tomorrow.

Chairman Stepnak stated that he knew he talked about the 15th, however, once the bond is taken care of and all the additional paperwork is completed, the project could probably get underway as early as tomorrow. He mentioned the October 10th date and indicated that he thought that was a long time period.

Petitioner stated that it was 13 weeks.

Chairman Stepnak asked if that was the normal time period for the Target renovation projects?

Petitioner stated that was the normal duration for all of these Target renovation projects for the past four years that he has been doing them.

Chairman Stepnak stated so basically the board would be looking at the time period from July 11th to October 10th and that would be something the petitioner could live with.

Petitioner replied definitely. He stated if they want to continue working for Target, they will be done by the 10th of October.

Chairman Stepnak verified that the petitioner would not have a problem with posting the \$500 bond and completing any additional paperwork with the Building Department.

Petitioner answered no. In fact he would probably just take care of that himself by writing a personal check and just have his home office reimburse him.

There were no public comments.

Motion by Chairman Stepnak to approve Petition # 2013-12 for the Target Store located at 51400 Gratiot, Chesterfield. He stated that the reason for the variance was for temporary storage of construction material at the rear of the building for an interior remodel of the building. The time frame would be from July 11, 2013 thru October 10, 2013. He stated that the petitioner would support and post a \$500 and would also fill out any additional paperwork required by the Township Building Department.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Granted

5. **OLD BUSINESS:**

There was no old business.

6. **NEW BUSINESS:**

There was no new business.

7. **APPROVAL OF MINUTES FROM PRIOR MEETING:**

Motion by Mr. Yaschen to approve the minutes from the June 26, 2013 ZBA meeting.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

8. **COMMENTS FROM THE FLOOR:**

Mr. Leonard stated that he would be out of town and would not be able to attend the next ZBA meeting on July 24th. He also mentioned that Mr. Yaschen would not be able to attend the next meeting either.

Ms. Jones stated that her son was getting married and she would be hosting the rehearsal dinner at her home on that Wednesday and most likely would also not be able to attend that meeting.

9. **ADJOURNMENT:**

Motion by Mr. Yaschen to adjourn at 7:16 PM.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary