

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

July 24, 2013

On July 24, 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 7:05 P.M.

2. **ROLL CALL:**

Present:	Marvin Stepnak, Chairman Hank Anderson, Township Board liaison Patrick Militello
Absent:	James Klonowski, Vice-Chairman, <i>excused</i> Thomas Yaschen, Secretary, <i>excused</i> Carl Leonard, Planning Comm. liaison, <i>excused</i> Wendy Jones, <i>excused</i>

Mr. Shortt attended the meeting as the representative of the Building Department.

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

Chairman Stepnak then mentioned that Mr. Leonard and Mr. Yaschen were both out of town and stated that he would attempt to call another board member to see if she could possibly attend the meeting.

Chairman Stepnak called Ms. Jones and was informed that she could not attend the meeting that evening.

Chairman Stepnak stated that due to the fact that four members of the Zoning Board constitute a quorum and they did not have a quorum that evening they would not be able to conduct the meeting due to Michigan State Law. He reiterated that they needed four members present at the meeting and they do not have an indication for an alternate because in order to get an alternate, a board member would have to be absent for two consecutive meetings. He stated that an alternate would be appointed by the Township Board and there is no alternate assigned to the Zoning Board at this period of time. He explained that they could not reschedule to another time other than the next regularly scheduled Zoning Board meeting and he stated that fact was also

something that was dictated by Michigan Law. He explained that basically the ZBA meetings are scheduled on the second Wednesday of the month and the second meeting is the Wednesday two weeks after that. He stated that the next regular scheduled meeting of the Zoning Board would be on August 14th. So basically all of the petitions would have to be rescheduled on that agenda. He informed them that the board cannot be expanded because they are up to the maximum number of individuals for this board. He explained that according to the State of Michigan Law they are allowed 7 members according to the Charter of the Township based on the population. Therefore, he reiterated that the board cannot be expanded because they are up to the maximum number of members. He stated that they just could not hold the meeting as scheduled because they did not have a quorum. He mentioned that he has been doing this for about 20 years now and this was the first time this has ever happened as long as he has been serving on the board. He apologized to everyone and stated that he would see all of them back at the August 14th meeting. He stated that there was nothing else he could possibly do, unless the petitioners are contacted with additional information from someone at the Township offices.

Chairman Stepnak stated that at this point they have no choice but to close the meeting.

4. COMMENTS FROM THE FLOOR:

Rita Richards asked if they could call someone?

Chairman Stepnak stated that the one person he contacted could not attend the meeting and the other persons on the board are out of town.

Ms. Richards asked if he could call the people involved in the matter?

Chairman Stepnak stated that basically he went over the scenario. People have obligations and if they are out of town, there is nothing the board can do. There is no alternate to call and they do not have a choice in the matter.

Ms. Richards stated that she understood that part of it, but she was referring to calling the people who are involved in the petitions. She mentioned that it sounded like the board already knew that they would not have enough people to conduct a meeting.

Chairman Stepnak stated that he thought one individual was going to attend the meeting and then they would have had a quorum. He stated that this was very unusual and there was really nothing that could be done.

Another member of the audience asked if the petitions from tonight could be the first ones on the agenda for the August 14th meeting?

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Chairman Stepnak stated yes, that basically the petitions would be taken in the same order #13, #14, #15 would probably be the first ones on the August 14th agenda.

There was a discussion among the board and all agreed there was nothing else the Chairman could have done.

5. **ADJOURNMENT:**

Chairman Stepnak stated that the meeting was closed for the evening at 7:15 PM

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary