



Memorandum

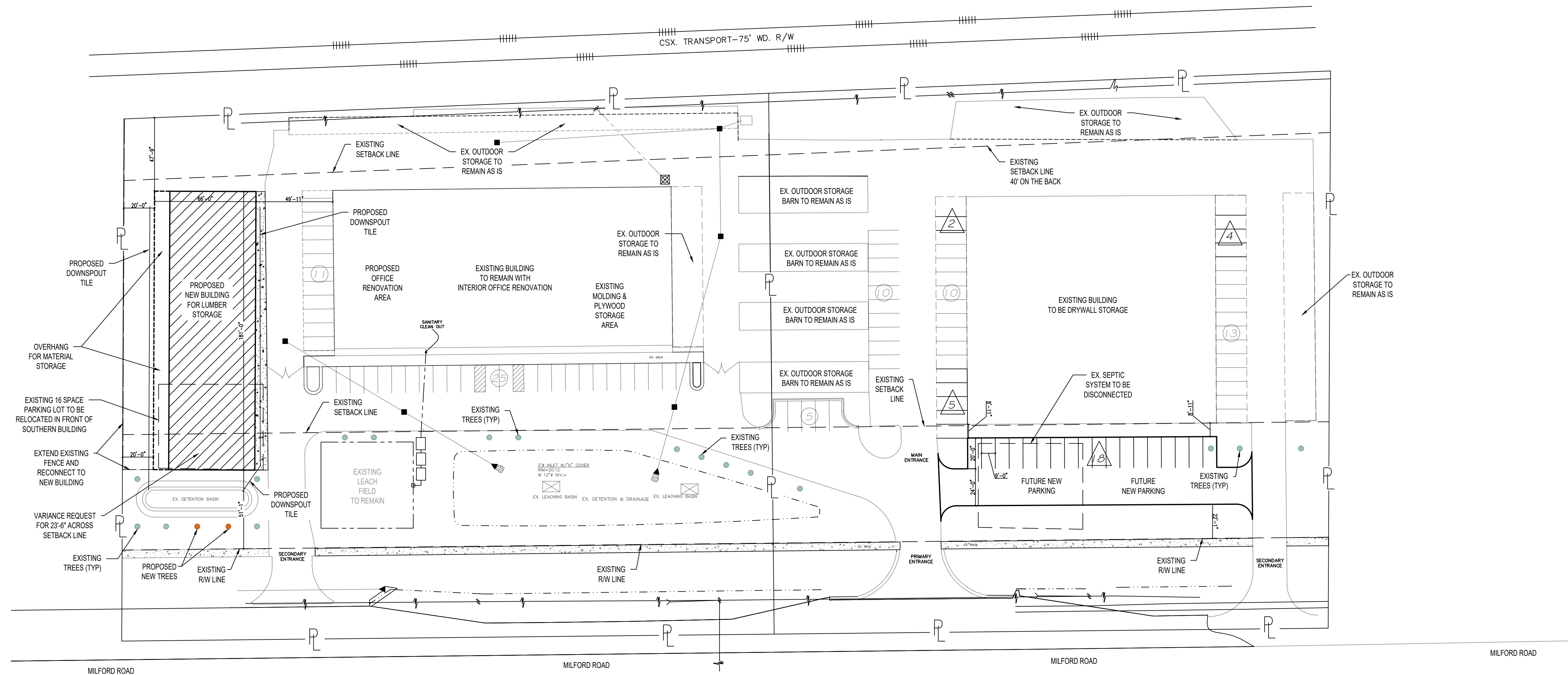
To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: March 2, 2024
Re: Site Plan Amendment
Applicant: Michael Bruns
Property Owner: Iverson's 1664 N Milford, LLC
1664 N Milford
PIN 11-15-376-008, 11-15-376-009

The applicant presented a request for a front yard setback variance to the Zoning of Board of Appeals on February 21, 2024. The plans presented to the ZBA included renderings of the new building with proposed landscaping and a figure demonstrating the relationship of the proposed building with buildings on adjacent parcels. No changes were proposed to the architectural details or elevations of the building. The variance was approved.

I have attached the unapproved minutes of that meeting. Your liaison, Grant Charlick, was present and should be able to report to you regarding their findings.



IVERSON LUMBER COMPANY PROPOSED LUMBER STORAGE BUILDING & FUTURE PARKING LOT HIGHLAND, MICHIGAN



SITE PLAN
SCALE: 1" = 40'-0"

DRAWING INDEX

PROPOSED SITE PLAN.....	SHEET 1
PROPOSED FLOOR PLAN.....	SHEET 2
PROPOSED ELEVATIONS.....	SHEET 3

PARKING CALCULATIONS

- | | | |
|--|--|---------------------|
| EX. NORTH BUILDING - 22,880 SF | | |
| • 4,400 SF SHOWROOM / OFFICE (1 SPACE/ 200 SF) | | = 22 SPACES |
| • 2,630 SF SHOWROOM (1 SPACE/ 200 SF) | | = 13 SPACES |
| • 15,850 SF WAREHOUSE (1 SPACE/ 1500 SF) | | = 11 SPACES |
| • 33 EMPLOYEES | | = 33 SPACES |
| EX. SOUTH BUILDING - 23,976 SF | | |
| • 23,976 SF WAREHOUSE (1 SPACE/ 1500 SF) | | = 16 SPACES |
| PROP. NORTH BUILDING - 4,885 SF | | |
| • 11,885 SF WAREHOUSE (1 SPACE/ 1500 SF) | | = 8 SPACES |
| TOTAL REQUIRED | | = 103 SPACES |

PARKING SPACE EXISTING/ FUTURE

- | | |
|------------------|----------------------------|
| EXISTING PARKING | = 74 SPACES (LABELED AS #) |
| FUTURE PARKING | = 29 SPACES (LABELED AS ▲) |

TOTAL SPACES = 103 SPACES

TREE LEGEND

- EXISTING TREES (TO REMAIN)
- PROPOSED TREES (SIMILAR SPECIES TO EXISTING)

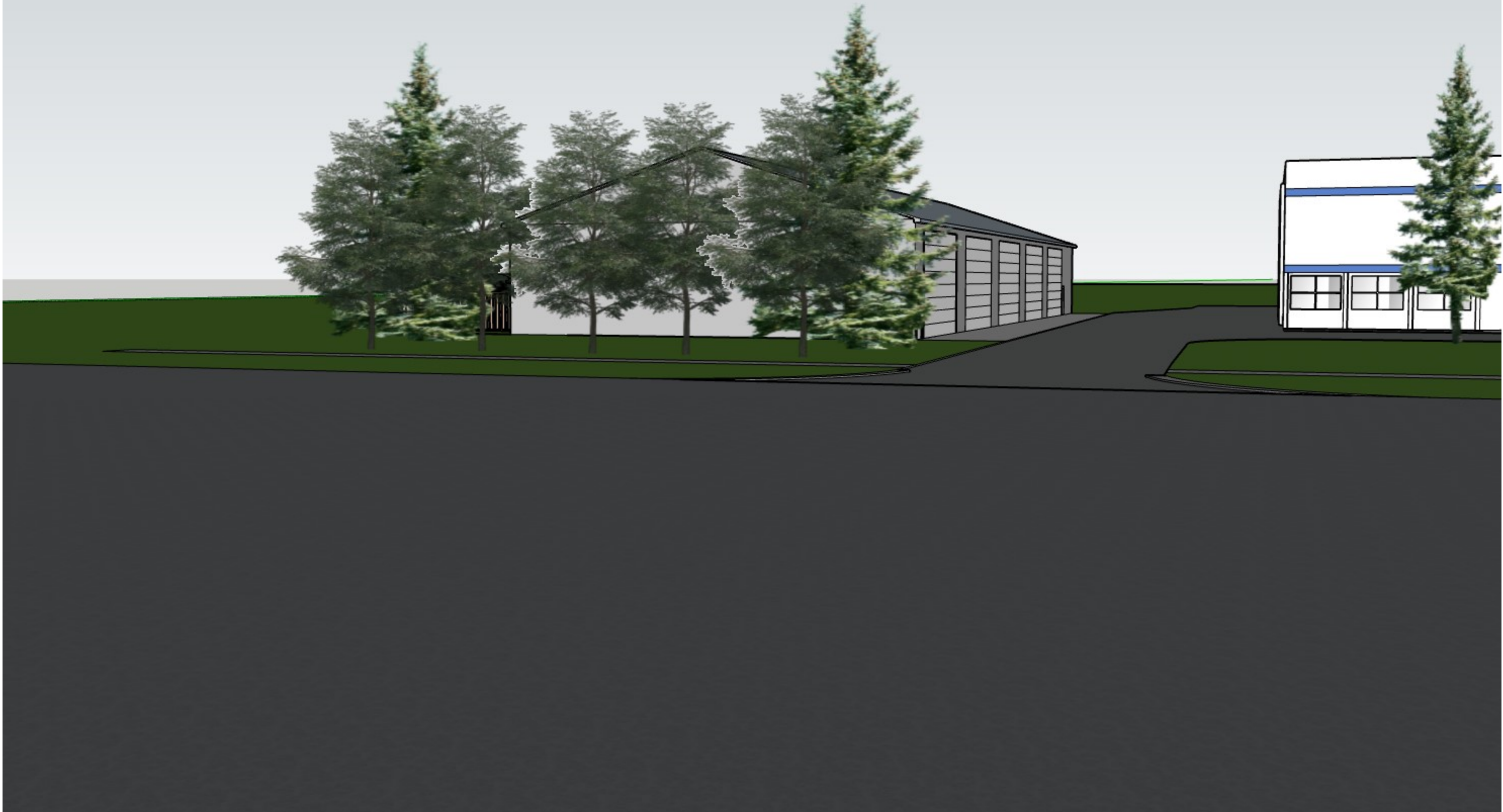
OWNER/SITE

IVERSON LUMBER COMPANY, LLC
1570 N. MILFORD ROAD
HIGHLAND, MI 48357

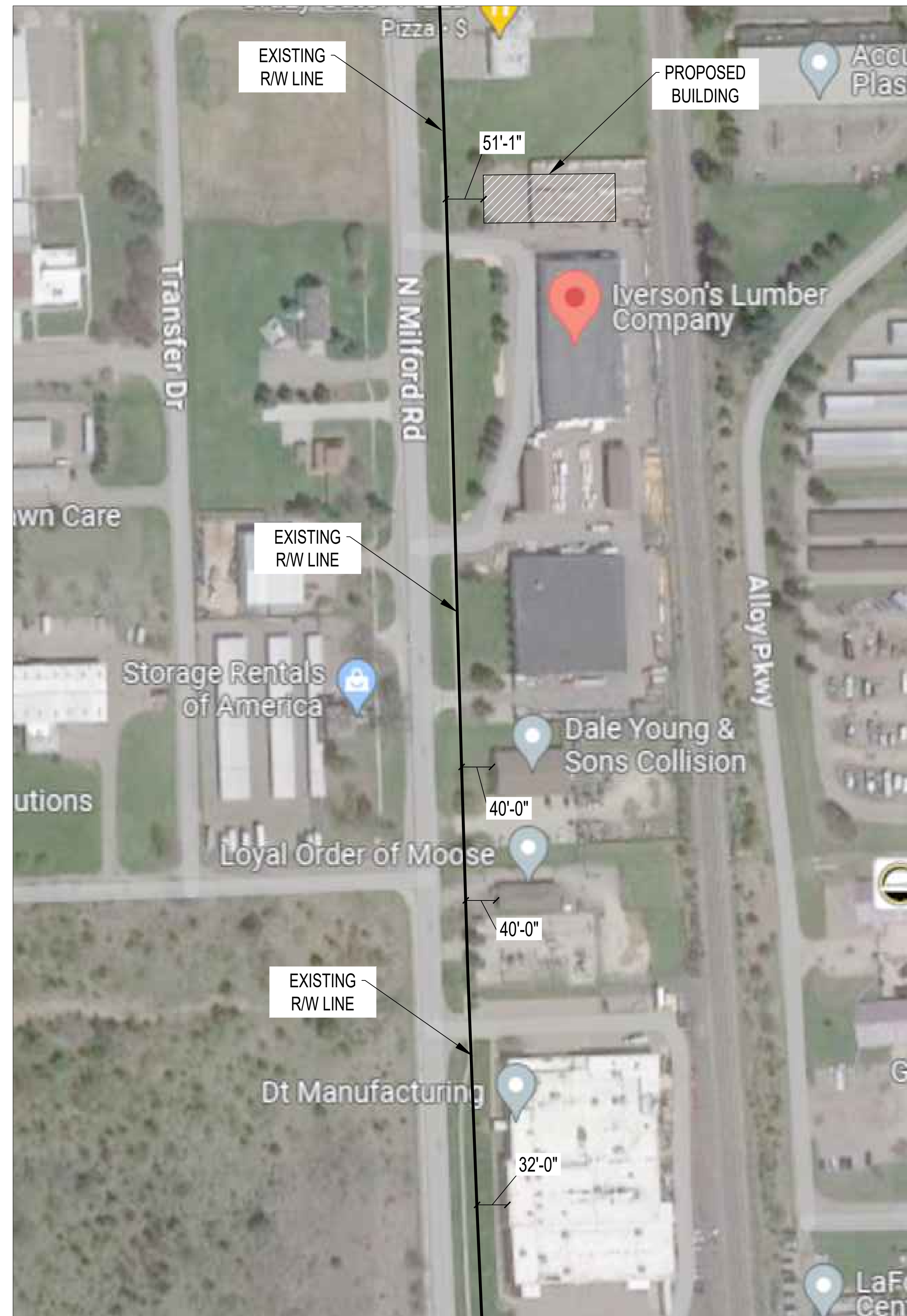
ENGINEER

BRUNS CONSULTING LLC
2120 WATKINS ROAD
FORT RECOVERY, OHIO 45846
ENGINEER: MR. MICHAEL J. BRUNS, P.E.
PHONE: (419) 852-2467

Bruns Consulting	
2120 WATKINS RD. FT. RECOVERY, OH 45846 (937) 852-2467	
PROPOSED SITE PLAN NEW BUILDING & FUTURE PARKING LOT IVERSON LUMBER COMPANY	
REVISIONS:	DATE
PROJ. NO.:	DWG. NO.:
SCALE: AS SHOWN	
DRAWN: MDB	CHECKED: DATE: 01-31-24 SHEET NO. 1 OF 3



IVERSON LUMBER COMPANY PROPOSED LUMBER STORAGE BUILDING & FUTURE PARKING LOT HIGHLAND, MICHIGAN



SITE PLAN
SCALE: 1" = 100'-0"

OWNER/SITE
IVERSON LUMBER COMPANY LLC
1570 N. MILFORD ROAD
HIGHLAND, MI 48357

ENGINEER
BRUNS CONSULTING LLC
2120 WATKINS ROAD
FORT RECOVERY, OHIO 45846
ENGINEER: MR. MICHAEL J. BRUNS, P.E.
PHONE: (419) 852-2467

Bruns Consulting 2120 WATKINS RD, FT. RECOVERY, OH 45846 (937) 852-2467		
SETBACK SITE PLAN NEW BUILDING & FUTURE PARKING LOT IVERSON LUMBER COMPANY		
REVISIONS:		DATE
PROJ. NO.	DWG. NO.	SCALE: AS SHOWN
DRAWN: MDB	CHECKED:	DATE: 02-19-24 SHEET NO: 1 OF 1

Roll Call Vote: Mr. Hoffman-yes, Mr. Borg-no, Mr. Eichinger-yes, Mr. Raimondo-no, Mr. Charlick-yes, Mrs. Michaels-no, Mr. Gerathy-yes, (4 yes votes, 3 no votes). The motion carried and the variance was approved.

2. CASE NUMBER: 24-02
COMPLAINT:
ZONING: IM – Industrial Manufacturing District
PARCEL #: 11-15-376-008
PROPERTY ADDRESS: 1664 N Milford Rd
APPLICANT: Michael Bruns
OWNER: Jeff Bruns
VARIANCE REQUESTED: A 23-foot 6-inch variance from the required 75-foot front yard setback to 51-foot 6-inches provided.
(Table 4.15 Schedule of Regulations)
This request is for a reduction of the front yard setback for the construction of a 55-foot 8-inch by 181-foot industrial storage building with a 10-foot by 181-foot overhang for outdoor storage.

Chairman Gerathy introduced the case and asked if the applicant was present and had anything else to add that was not included with the application.

Discussion from the Applicant:

Mr. Bruns, the applicant, was present and went over the information for the case as provided. He stated that the north end of the property where the building is proposed to be constructed is currently an open storage yard and the parcel narrows along the eastern rear property line toward that storage yard along the northern property line. Mr. Bruns stated that the variance is necessary to accommodate truck and emergency vehicle maneuvering room around the building while still providing the needed materials storage inside the proposed building. He noted that most of the other IM buildings along this road are actually closer to the road than the building that is being proposed. He further stated that he had done some additional drawings of the landscaping per the Planning Commission request. He provided those to Mrs. Littlebear prior to tonight’s meeting. Mrs. Littlebear stated that she had passed the information to the Planning Director, Beth Corwin, as she is the liaison to the Planning Commission, but she did not provide the information to the ZBA as it did not pertain to the variance request.

Discussion from the Public:

There was no public comment offered from the audience. Mrs. Littlebear stated that she had not received any email or phone public comment regarding this case.

Discussion from the Board:

Mr. Gerathy asked the Planning Commission liaison, Mr. Charlick, if he could talk about the site plan review. Mr. Charlick explained the issues that the Planning Commission are looking at on this project. Mr. Raimondo noted that this lot is zoned IM and would support this request per the following:

Facts and Findings:

- The request will not negatively impact the health, safety, or welfare of the Township.
- The need for a variance is not self-created.
- The request is in keeping with the character of the adjacent industrial and manufacturing properties.
- The rear of the parcel is adjacent to the railroad tracks.
- The parcels across the railroad tracks are also industrial.
- The parcel narrows at the northern area where the building would be constructed.
- The request is the minimum necessary.

Motion:

Mr. Raimondo made a motion in Case #24-02, 1664 N Milford Rd, parcel # 11-15-376-008, to approve a 23-foot 6-inch variance from the required 75-foot front yard setback to 51-feet 6-inches provided for the construction of a 55-foot 8-inch by 181-foot industrial storage building with a 10-foot by 181-foot overhang for outdoor storage pending approval from Planning Commission. Mr. Eichinger supported the motion.

Roll Call Vote: Mr. Hoffman-yes, Mr. Borg-yes, Mr. Eichinger-yes, Mr. Raimondo-yes, Mr. Charlick-yes, Mrs. Michaels-yes, Mr. Gerathy-yes, (7 yes votes). The motion carried and the variance was approved.

CALL TO THE PUBLIC:

Mr. Gerathy asked if the audience members had any comment. Alex Bellovary, 3773 Orchard Rd, stated that he and his wife are observing because they will have a request before the board at the March 6, 2024 meeting.

MINUTES:

Mrs. Michaels made a motion to approve the minutes of December 6, 2023, as presented. Mr. Eichinger supported the motion, and it was approved with a unanimous voice vote.

DISCUSSION:

Mrs. Michaels stated that she wanted to discuss procedure now that there are two alternate members. For example, should they take turns on cases or should the senior alternate member always be asked to step in first? Mr. Charlick suggested that Mrs. Michaels step up until Mr. Zeolla has had an opportunity to observe a few meetings and get comfortable. The rest of the board members agreed. Mr. Gerathy asked if Mrs. Littlebear knew why he wasn't present for this meeting. Mrs. Littlebear explained that Mr. Zeolla was also appointed to the Highland Downtown Development Authority and that board meeting is also on Wednesdays. She felt that most likely that meeting had run late and that is why he was not present tonight. Mr. Borg asked what will happen if he is needed. Mrs. Littlebear stated that most of the DDA meetings end before the ZBA meeting starts and Mr. Zeolla is aware that he may have to leave the DDA meeting early if he is needed for ZBA. Mr. Raimondo stated that normally the election of officers is held at the first meeting of the year but that it was not on the agenda. Mrs. Littlebear apologized for the oversight and stated that she would have that on the next agenda.

ADJOURN:

At 8:10 p.m., Mrs. Michaels made a motion to adjourn the meeting. Mr. Raimondo supported the motion and it was approved with a unanimous voice vote.

Respectfully submitted,

Anthony Raimondo
Secretary
AR/kpl