

A special meeting of the Board of Zoning Appeals was called to order at 6:30 p.m. on Wednesday, December 3, 1997 by the chairman, Jerald Sosnowski.

PRESENT: Kenneth Courtney  
Christopher Fejes  
James Giachino  
Carmelo Milia (arrived 6:35 p.m.)  
Jerald Sosnowski  
Wayne Wright

ABSENT: Michael Alaimo

**ITEM #1      VARIANCE REQUESTED: HI-LEX Corporation, 1055 W. Square Lake Road (proposed address) for relief of the front setback and landscaping.**

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a two story, 30,000 square foot office building. The plot plan shows the proposed building would have a 41'8" front setback at the northwest corner of the building. The Zoning Ordinance requires a 50 foot front yard setback. The plot plan also shows 37,075 square feet of landscaping. The Zoning Ordinance requires 48,482 square feet for a parcel of this size.

Ken Strobel, consultant for HI-LEX Corporation and Bill Wheeler of HI-LEX were present.

Mr. Strobel explained the site and the reasons for the odd shape parcel. Mr. Strobel also gave the Board information on HI-LEX 's operations and their proposal for the site in question. HI-LEX proposes a two story building where 3 stories is permitted by the ordinance. Also a zoning change has been granted changing the zoning from O-1 to R.C. An office zoning would allow more building area. The parcel is an odd shaped parcel with frontage on Square Lake, Crooks and I-75. The petitioner requires a 30,000 sq. ft. building for their operations. Several attempts were made to fit the building on the site, with no setback variances. The setback variance is for an 8'4" section of building at the northwest corner and becomes less at the easterly portion of the building, with a greater than required setback at the east half of the building. Mr. Strobel stated that because they have three frontages, the landscaping required is greater than most sites. Also, because they can park to within 20 feet of I-75 it takes away from the landscaping. Because they have 3 frontages, more landscaping is required. Mr. Strobel noted that because of a substantial berm abutting the residential property to the north of this site, it screens the proposed building.

Mr. Fejes questioned the added traffic. Mr. Strobel explained that HI-LEX has 53 employees. The company has flex hours with starting and quitting times spread over a 2 hour periods at the beginning and ending work day. Mr. Strobel pointed out that because of the building use, it creates less traffic than an office building which would have more employees, creating more traffic.

Mr. Milia questioned the setback and landscaping, questioning purchasing additional property to the west. Mr. Strobel noted that the setback is to allow parking on the south side of the building and providing the number of parking spaces required by ordinance. . Many layouts were considered because of the 30,000 sq. ft. required by the owner. Mr. Strobel noted that as far as they knew the additional property in questions was not available. Also, to increase the lot size would also increase the required landscaping.

The chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There were 2 objections on file.

Motion by Milia  
Supported by Wright

MOVED, to grant HI-LEX Corporation, 1055 W. Square Lake Road, a variance, as requested, for relief to construct a 30,000 sq. ft. building with a 41'8" setback, where 50 feet is required. Also to provide 37,075 square feet of landscaping where 48,482 square feet is required:

1. The variance does not establish a prohibited use within the zoning district.
2. The variance is not contrary to public interest.
3. The variance does not cause an adverse effect on properties in the immediate vicinity or zoning district.
4. The variance relates only to the property described in the application.
5. It is the best utilization of the property , the petitioner is asking building less square footage than permitted.
6. The public health, safety and welfare will not be negatively affected.
7. The petitioner has a practical difficulty and hardship because of the odd shaped parcel of property.

Yeas: All 6  
Absent: 1- Alaimo

MOTION TO APPROVE REQUEST CARRIED.

Mr. Shripka informed the Board that the Building Department has not received any new applications of the December meeting, the only thing scheduled, at this time, is two renewals.

Motion by Wright  
Supported by Fejes

MOVED, that the two renewals due in December be moved to the January, 1998 meeting.

Yeas: All 6  
Absent: 1- Alaimo

MOTION CARRIED

GAS/ddb

The Board of Zoning appeals adjourned at 7:05 p.m.