

**NILES CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 26, 2011
REGULAR MEETING**

Chairman Van Dyke called the meeting to order at 7:00 p.m. at the Township Hall, 320 Bell Road.

Roll Call:

- Present: Ellis, Helbig, Hoffman, Van Dyke
- Absent: Smothermon
- Others Present: Cole, Woodrick, Kilpatrick

Agenda Approval: Ellis motioned to approve the agenda as submitted, Helbig supported.

All voting in favor.

MOTION CARRIED

Minutes Approval: Helbig motioned to approve the meeting minutes of the January 25, 2011 meeting as written, Ellis supported.

All voting in favor.

MOTION CARRIED.

Communications: VanDyke welcomed new board member Lee Hoffman. Zoning Administrator Woodrick introduced Martha Wilczynski as an alternate board member for the Zoning Board of Appeals.

Public Comment: None.

Unfinished Business: None.

New Business:

Variance Request 3025 South 11th Street: Sylvio Martino of Jays Lounge located at 3025 S. 11th Street and his contractor John Spaulding of Spaulding Design presented a covered patio for the existing structure. Jay Kilpatrick, Township Planner, highlighted to the board in his review of the variance requests by Mr. Martino. Kilpatrick advised the request is add a roof over the existing patio area, which would be extending and remodeling a nonconforming building. (Section 3.24, B, 1) If the improvement is approved, some of the variances requested would be unnecessary. After board discussion, it was decided to table the variance requests until the May 24, 2011 meeting due to insufficient site plan and information to make a determination. The new site plan and information must be received two weeks prior to meeting, by May 10, 2011 for board review. Hoffman motioned to table the variances, in its entirety, until next meeting of May 24, 2011 with the understanding that complete information must be received no later than May 10, 2011 by the Zoning Administrator. Helbig supported the motion.

ROLL CALL AYES: Ellis, Helbig, VanDyke

NAYS: None.

MOTION CARRIED.

Ellis motioned to adjourn meeting at 8:08 p.m. Helbig supported the motion.

All voting in favor

MOTION CARRIED.

Respectfully submitted,

Angie Cole, Secretary