

VILLAGE OF VERNON
Minutes of Zoning Board of Appeals Meeting & Public Hearing
September 8, 2021 7:00 p.m.

Meeting was called to order at 7:00 p.m. by Chair Elkins
Present: Elkins, Ethington, Hilliker
Absent: - None

Approval of Minutes of Meeting September 8, 2021-

Moved by Ethington, seconded by Hilliker to approve the minutes of September 8, 2021 as written.

Yeas: All

Nays: None

Carried.

Approval of Minutes of Training Meeting September 16, 2021-

Moved by Ethington, seconded by Hilliker to approve the minutes of September 16, 2021 as written.

Yeas: All

Nays: None

Carried.

Call to Audience: -

Grey Wilcox 405 Maple St. What is the Village going to get out of having a Dollar General? Grey also stated his concerns with having a Dollar General in the Village of Vernon.

Vanessa Jelinek 6823 E. M-71 Stated her issues with the traffic and speed at the intersection.

Items of Business

1. **Approve ZBA Meeting Schedule-** Consider Approving ZBA Meeting Schedule

Moved by Ethington seconded by Hilliker to approve the ZBA meeting schedule to meet the last Monday of the month at 7:00pm as needed.

Yeas: All

Nays: None

Carried.

Public Hearing-

Chair Elkins opened public hearing up for public comment at 7:06 p.m.

Zoning Administrator Statement:

Corey Christensen from Rowe Professional Services was present to discuss the variance request at 6955 M-71 and went over the non-use variance standards check list.

Applicants Comment:

Matt Casey from Zaremba Group was present to explain the property layout. Matt Casey also explained the new building would be more in compliance with the Village Zoning Ordinance than the existing building is now.

Public Comments:

Vanessa Jelinek 6823 E. M-71 asked about tree removal at the property. Vanessa also asked if this would increase resident taxes.

Grey Wilcox 405 Maple St. stated the building now is not an issue for seeing at that intersection. Grey also asked about the 4ft screen or a 6ft fence?

Matt Casey from Zaremba Group stated it would be a 6ft wood fence along the property line to the north. Arron Jelinek 6823 E. M-71 asked about the building size now compared what the new building size is and if the parking lot will be the same.

Debra Wilcox 405 Maple St. stated it feels more like the Country and Vernon feels old, this new building will stick out.

Board Comments:

None

Chair Elkins Closed Public Comment at 7:20 p.m.

Board Discussion and review:

Moved by Ethington seconded by Hilliker to approve the requested variance located at 6955 M-71 based on the following findings of fact:

- It complies with Standard 1-a based on the fact that conformity with the setback requirements is unusually difficult.
- It complies with Standard 1-b based on the fact granting this variance will allow the applicant to use the parcel for a permitted use despite its unusual shape.
- It complies with Standard 1-c based on the fact that the unusual shape of the parcel and its status as a corner lot renders development unusually difficult.
- It complies with Standard 1-d based on the fact that the unusual shape of the parcel and its status as a corner lot was not self-created.
- It complies with Standard 2 based on the fact that 2.4 feet of relief from the front yard setback will still observe the spirit of the ordinance, secure public safety, and result in substantial justice.

Yeas: All

Nays: None

Carried.

Call to Audience: - None

Adjournment

Moved by Ethington seconded by Hilliker to adjourn the meeting at 7:22 p.m.

Yeas: All

Nays: None

Carried

The board has 60 days to return a decision after a request to appeal has been filed, unless otherwise agreed. Decision becomes effected five days after determination has been made, unless otherwise stated. 2/3 vote Board membership is required.



Krista E. Goodman- Village Clerk

Janelle Elkins- Zoning Board of Appeals Chair

