

**MINUTES**  
**ZONING BOARD OF APPEALS**  
**MARCH 9, 2021 – 7:30 PM**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**

This meeting was held electronically as authorized under the Open Meetings Act, MCL 15.261, *ET SEQ.*, as amended, in order to mitigate the spread of COVID-19. Members of the Board stated their location during roll call, as required.

**CALL MEETING TO ORDER**

Chair Vergun called the meeting to order at 7:47 P.M. and made standard introductory remarks explaining the formal procedure, courtesies and right of appeal.

Chair Vergun explained the process for public participation during the public comment portion of the meeting.

**ROLL CALL**

Members Present:        Irvin, City of Farmington Hills, Oakland County, MI  
                                 King, City of Sarasota, Sarasota County, FL  
                                 Rich, City of Farmington Hills, Oakland County, MI  
                                 Vergun, City of Farmington Hills, Oakland County, MI

Members Absent:        Lindquist  
                                 Masood  
                                 O’Connell

Others Present:        City Attorney Morita, Zoning Representative Fletcher, Recording Secretary  
                                 McGuire

**APPROVAL OF AGENDA**

**MOTION by Rich, support by King, to approve the agenda as published.**

Roll call vote:

Irvin	Aye
King	Aye
Rich	Aye
Vergun	Aye

**MOTION carried 4-0.**

**NEW BUSINESS**

A.     ZBA CASE:            3-21-5675  
       LOCATION:         24360 Independence Court/Washington Court  
       PARCEL I.D.:        23-20-300-019  
       REQUEST:            In an RC-3 Zoning District, request permission for a temporary structure (trailer) 2,500 square feet 14 feet high to house clubhouse staff while current building is being renovated.

CODE SECTION: 34-7.14.6.E.  
APPLICANT: Independence Green Apartments  
OWNER: Independence Green Apartments Property Owner, L.L.C.

Member Rich read the case.

Utilizing a PowerPoint presentation shown on the ZOOM screen, Zoning Representative Judy Fletcher gave the facts for this case. Independence Green Apartments was located north of Grand River and east of Halsted Road. The petitioner had provided a site plan showing the proposed location of the temporary trailer on the southwest portion of the parking area.

Matt Fontaine, Vice President of Development for JRK Property Holdings, Inc., was present representing Independence Green Apartments, Property Owner L.L.C. Mr. Fontaine explained that they were renovating the clubhouse on this site, and needed to house the leasing staff in a temporary trailer while the renovations were completed. The agenda incorrectly stated that the temporary trailer would be 2500 square feet. That was actually the size of the clubhouse; the trailer would be 1400 square feet. The trailer would be needed for approximately 4 months during the interior renovation of the clubhouse.

In response to a question from Member Rich, Zoning Representative Fletcher said there would be no issue with the parking spaces while the trailer occupied some of the spaces on the site.

In response to a further question from Member Rich, City Attorney Morita explained that the permission for a 1400 square foot trailer was less than the 2500 square foot request that was noticed, and therefore could be acted upon this evening.

In response to questions from the Board, Mr. Fontaine gave the following information:

- There were 7 staff members at this site, but with days off rotation, approximately 6 staff members would be in the trailer at any one time.
- The interior construction should take, at the most, 5 months; they were estimating it would take 4 months.
- A construction permit application had been submitted. The City was waiting on the ZBA's action this evening before issuing the permit.

Chair Vergun opened the public hearing.

Heidi Schulte, Property Manager for Windemere Apartments, said that Windemere was located next door to this site. She asked for confirmation of the proposed location for the trailer.

Mr. Fontaine explained that the trailer would be in the southwest area of the existing parking lot, as shown on the submitted site plan. The parking lot configuration was changing based on an approved new entry drive; the trailer would be on an existing paved area. The trailer would take up 2 parking spaces. No additional parking spaces were required.

Seeing that no other public indicated they wished to speak, Chair Vergun brought the matter back to the Board.

Chair Vergun said that an affidavit of mailing was on file, with 7 returns.

Member King said that it appeared this issue was before the ZBA this evening because the Ordinance required that the ZBA approve temporary uses, and that there were no issues with the use. City Attorney Morita said that was correct.

**MOTION by Rich, support by Irvin**, that in the matter of ZBA Case 3-21-5675, the petitioner's request for a permission to allow a temporary trailer of 1,400 square feet and 14 feet high, to house clubhouse staff while the current building is being renovated, be GRANTED because the proponent has met the requirements necessary for a permission in this case as set forth in Section 34-7.14.6.E. of the Farmington Hills Zoning Ordinance. The motion grants the permission for a period not to exceed 6 months, to give the petitioner some leeway in the case of unexpected construction delays, conditioned on the following:

- The granting of the temporary use must be in writing, stipulating all conditions as to time, nature of development permitted, and arrangements for removing the use at the termination of such temporary permit.
- The nature of the development shall be consistent with the submitted application materials, and that the structure be completely removed at the end of the 6 month period.
- There must be an approved building permit authorized by the City.
- The application and the documents shall confirm that all setbacks, land coverage, off-street parking, lighting and other requirements have been considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city.
- All appropriate city department approvals be granted.
- The use shall be in harmony with the existing general character of the district.

Roll call vote:

Irvin	Aye
King	Aye
Rich	Aye
Vergun	Aye

**Motion to GRANT carried 4-0.**

**PUBLIC QUESTIONS AND COMMENTS:** None.

**APPROVAL OF MINUTES:** February 9, 2021

**MOTION by Rich, support by Irvin**, to approve the February 9, 2021 Zoning Board of Appeals meeting minutes as presented.

Roll call vote:

Irvin	Aye
King	Aye
Rich	Aye
Vergun	Aye

**Motion carried 4-0.**

**ADJOURNMENT**

**MOTION by Irvin, support by Rich, to adjourn the meeting at 8:23 p.m.**

Roll call vote:

<b>Irvin</b>	Aye
<b>King</b>	Aye
<b>Rich</b>	Aye
<b>Vergun</b>	Aye

**Motion carried 4-0.**

Respectfully submitted,  
Azam Masood, Secretary

Approved 06-08-2021

/cem