

Armada Township

ZONING BOARD OF APPEALS

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

ZONING BOARD of APPEALS

AGENDA

Monday, August 26, 2024

7:00 p.m.

Please take notice that a meeting of the Armada Township Zoning Board of Appeals will be held on Monday, August 26, 2024, at 7:00 p.m. in person and by electronic remote access. The public may also participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/619890037>

Members of the public may also participate in the meeting by calling in to the following number:

United States: +1 (571) 317-3122

Access Code: 619-890-037

- One-touch: [tel:+15713173122,,619890037#](tel:+15713173122,,619890037)

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

In the event a member of the public wishes to submit questions or provide input to Board members prior to the meeting, they should contact the Township Zoning Board of Appeals members by emailing their input to planning@armadatwp.org. All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting is as follows:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVE / AMEND AGENDA
5. APPROVAL OF MINUTES: **August 2, 2023**
6. PUBLIC HEARING: **SEMCO 16671 Irwin Rd Setback Variance**
7. NEW BUSINESS:
 - a. **SEMCO 16671 Irwin Rd Setback Variance**
 - b. **Election of officers**
8. PUBLIC COMMENTS
9. ADJOURNMENT

**ARMADA TOWNSHIP
MACOMB COUNTY, MICHIGAN
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

The Armada Township Zoning Board of Appeals will hold a public hearing on August 26, 2024, beginning at 7:00 P.M. at the Armada Township Hall, 23121 East Main Street, Armada, MI 48005 regarding the following:

The purpose of the hearing is to receive public comments on a request for a variance from Section 8.03 Subsection D of the Armada Township Zoning Ordinance: a dimensional variance for the front yard setbacks on two streets. If granted, the variance will permit the building of a utility building on parcel #13-02-08-300-011 commonly known as 16671 Irwin Rd at the corner of Romeo Plank Rd in Armada MI. The subject site is zoned AG Agricultural Preservation.

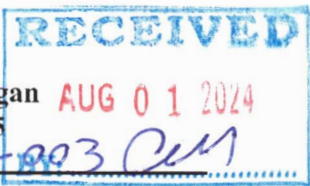
Copies of the application may be examined at the Armada Township Hall Offices, 23121 East Main Street, Armada, Michigan 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the Public Hearing. Call 586-784-5200 with questions. Written comments may be addressed to the Zoning Administrator at the Township Hall address. Oral comments will be taken during the virtual public hearing on August 26, 2024.

Cris Martin
Armada Township
Zoning Board of Appeals Secretary

Publish: August 7, 2024



Armada Township – Macomb County – Michigan
23121 East Main Street, Armada, MI 48005



Zoning Board of Appeals Application #

PZBA 24-003 CUM

This section for the applicant to fill in: ****The facts presented below are true and correct to the best of my knowledge**

I/we Sunco Energy (Cotten Burch) of 16671 Irwin Rd
Name Address

Hereby appeal to the Zoning Board of Appeals, the rulings of:

Zoning Ordinance () Inspector () Township Board

If ruling was made by inspector and/or township board, include the date of the ruling: _____

Address of property involved: 16671 Irwin Rd, Armada Township, MI 48005

Legal description: TRN, R13E, Sec 8; BEG AT SW COR SEC; TH NORTH 250 FT ALG W SEC LINE

Zoning of property: Ag ~~Industrial~~ Agricultural Preservation District

Current use of property: Public Utility

Provisions of the zoning ordinance appealed. Indicate the article, section, subsection and page number of the zoning ordinance being appealed. Do not quote the ordinance: 8.03D

Type of Appeal – Appeal is made herewith for:

- A variance from the zoning ordinance
- A temporary use permit
- An interpretation of the zoning ordinance

This appeal is made for the following reasons: To shorten the side yard setback of a corner lot from 110' to 95' on Romeo Plank Rd and 110' ~~to~~ to 58'.

Submission Requirements:

Please provide a detailed, scaled plot plan and elevation drawings showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed buildings and structures with dimensions to property lines, the height of all proposed structures, and show and label abutting street(s). The requested variance(s) should also be notes on the plot plan. **Please note:** This application and supporting documentation must be filed in triplicate.

The following sections are for the Zoning Board of Appeals and Armada Township use only

At a meeting of the Zoning Board of Appeals/Township Board held on this date: _____

The above described appeal was considered and the request was: () Granted () Denied

For the following reasons: _____

Requested interpretation: _____

Zoning Board of Appeals Chairman/Township Supervisor: _____

Fee received <u>640-</u>	Received by <u>Christa Mautz</u>
Site plan received <u>8/1/24</u>	Affidavit received <u>8/1/24</u>
Notices sent _____	Applicant notified _____
Notice published: _____	Name of paper _____

The Zoning Board of Appeals application shall be submitted by the applicant with this signed Affidavit explaining:

1. How the strict enforcement of the provisions of the Township Zoning Ordinance would cause practical difficulty and deprive the owner of rights enjoyed by all other property owners owning property within the same zoning district.

In order to maintain the required utility setbacks in our station the building has to be located where proposed. If Semco was to follow the zoning ordinance the proper setbacks would not be met.

2. The conditions and circumstances unique to the property, which are not similarly applicable to other properties in the same zoning districts.

Conditions that are unique to this property is the presence of natural gas distribution piping, regulation, and miscellaneous equipment.

3. The conditions and circumstances unique to the property were not created by the owner, or his predecessor in title, within the time following the effective date of the provisions alleged to adversely affect such property.

The reason we are constructing a building is to keep noise levels down and keep our pressure reducing regulators and other equipment out of the rain and weather.

4. Why the requested variance will not confer special privileges that are denied other properties similarly situated and in the same zoning district.

Most other properties do not have this type of equipment.

5. Why the requested variance will not be contrary to the spirit and intent of the zoning ordinance.

This building is similar to our other stations and will be shielded from the roadway with existing brush line.

The Zoning Board of Appeals/Township Board may attach conditions to the granting of the variance.

I (we), the undersigned, acknowledge that approval of a zoning variance by the township of Armada constitutes an agreement with the township and, that if a variance is granted, any conditions imposed by the township of Armada relative to the variance will be complied with.

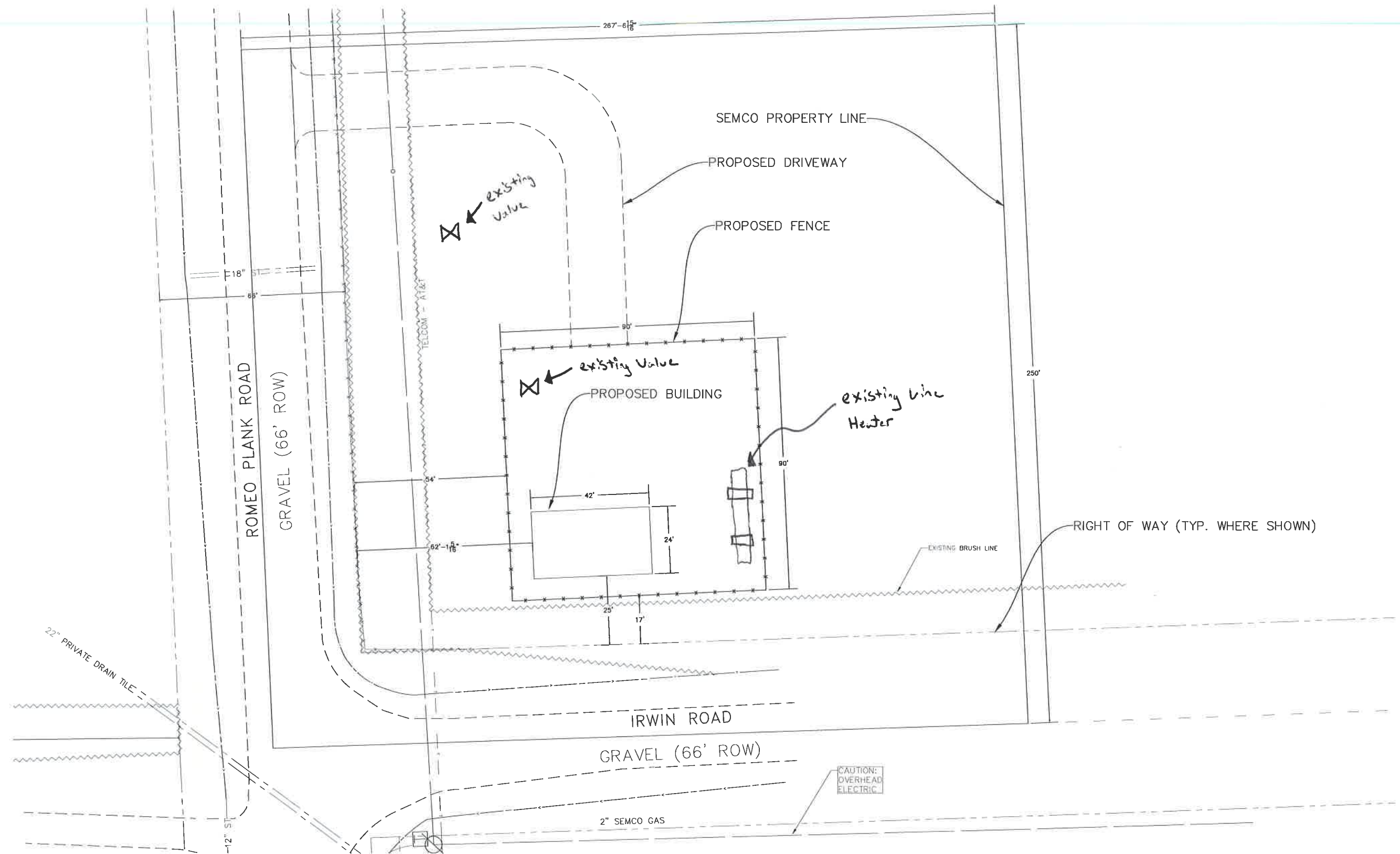
Signature of applicant: Colten Burch Date: 8/1/24

Print applicant's name here: Colten Burch Phone Number: 810 434 3920

Signature of property owner/s (if different from above): _____ Date: / /

Print name of property owner/s here: _____ Phone Number: _____

Email Address: Colten.burch@semcoenergy.com



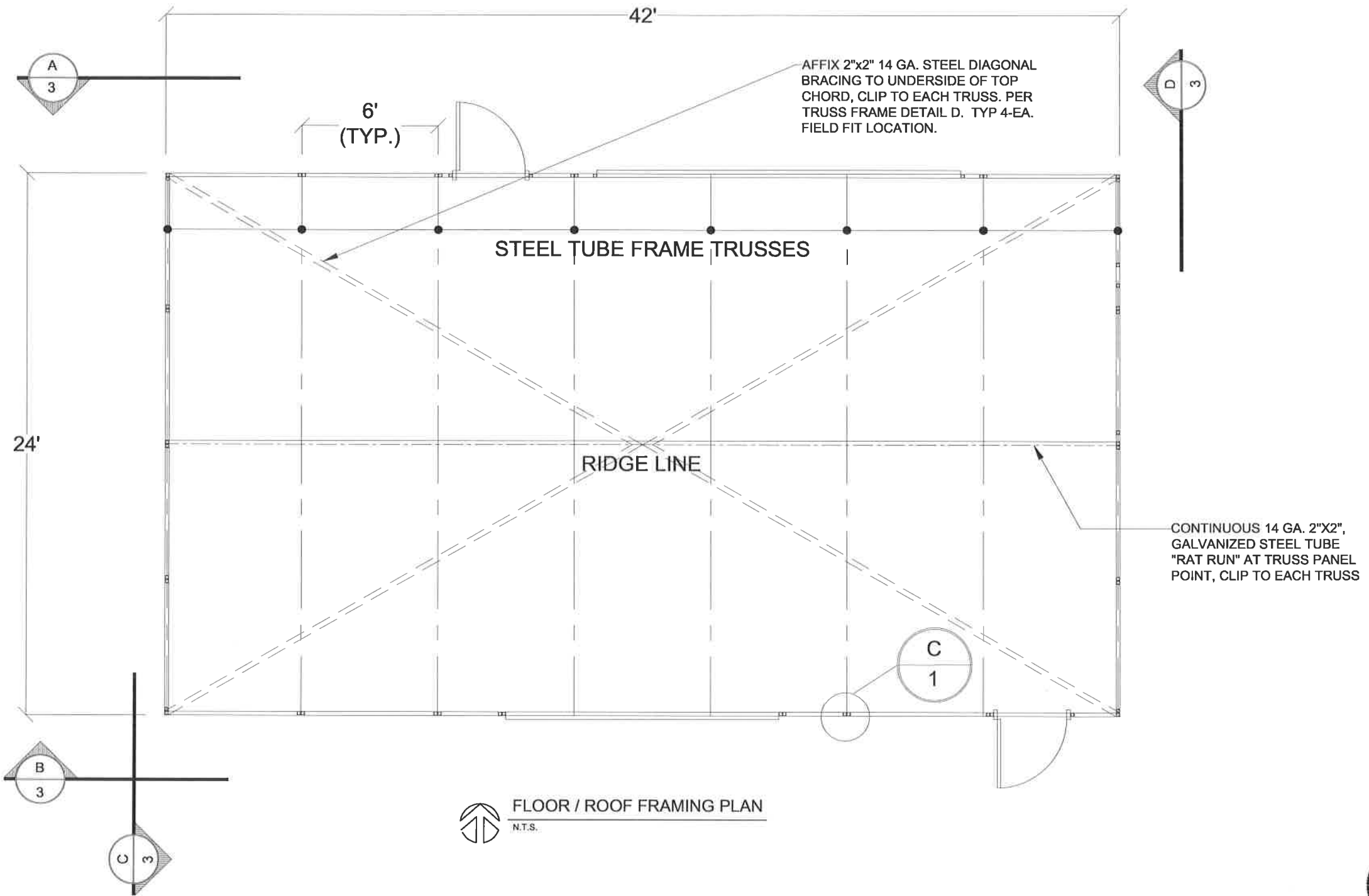
BUILDING OVERVIEW
SCALE: 1/16" = 1'-0"

ENGINEERING		DATE
DESIGN BY	COLTEN BURCH	1/15/24
DRAWN BY	COLTEN BURCH	1/15/24
CHECKED BY	MAKENNA FOCKLER	4/15/24
AFC	JASON LIVINGSTON	5/13/24

 **SEMCO ENERGY GAS COMPANY**
 1411 3RD STREET, PORT HURON, MI 48060
 TELEPHONE# (800) 860-4277 FAX# (810) 887-4254

TITLE: **DRS #2173 & 2174 INSTALLATION
 IRWIN ROAD AND ROMEO PLANK ROAD
 SITE OVERVIEW**

DRAWING NUMBER: 2173-M1

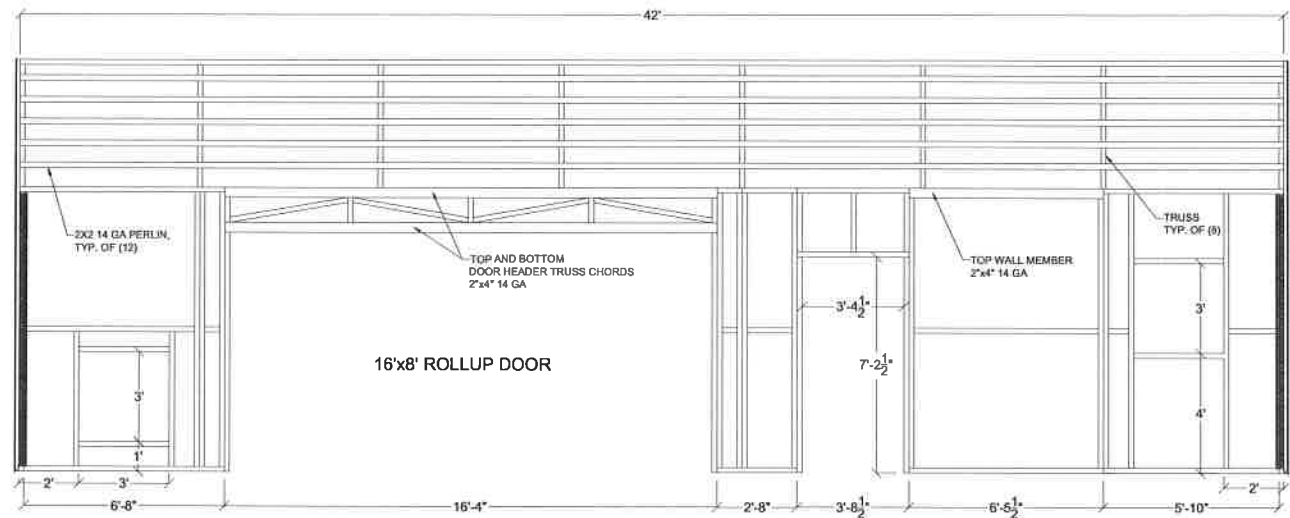


FLOOR / ROOF FRAMING PLAN
N.T.S.

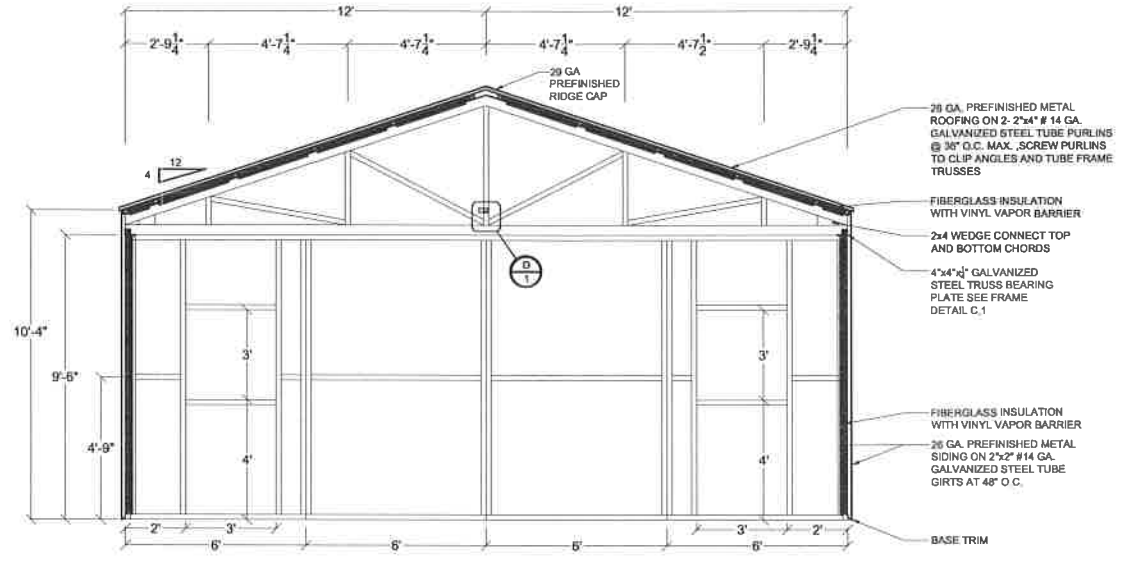


NORTHERN INDUSTRIAL CONSTRUCTION INC.	TRAC	DESIGNED	T. KOWALEWSKY				
	SEMCO IRWIN & ROMEO REG BUILDING FRAMING PLAN	APPROVED	T. WELBERT				
CLIENT DWG.		DWG.	SHEET 2 OF 4	NO.	DATE	APPROVED FOR CONSTRUCTION	BY
				REV.	DATE	DESCRIPTION	APP.

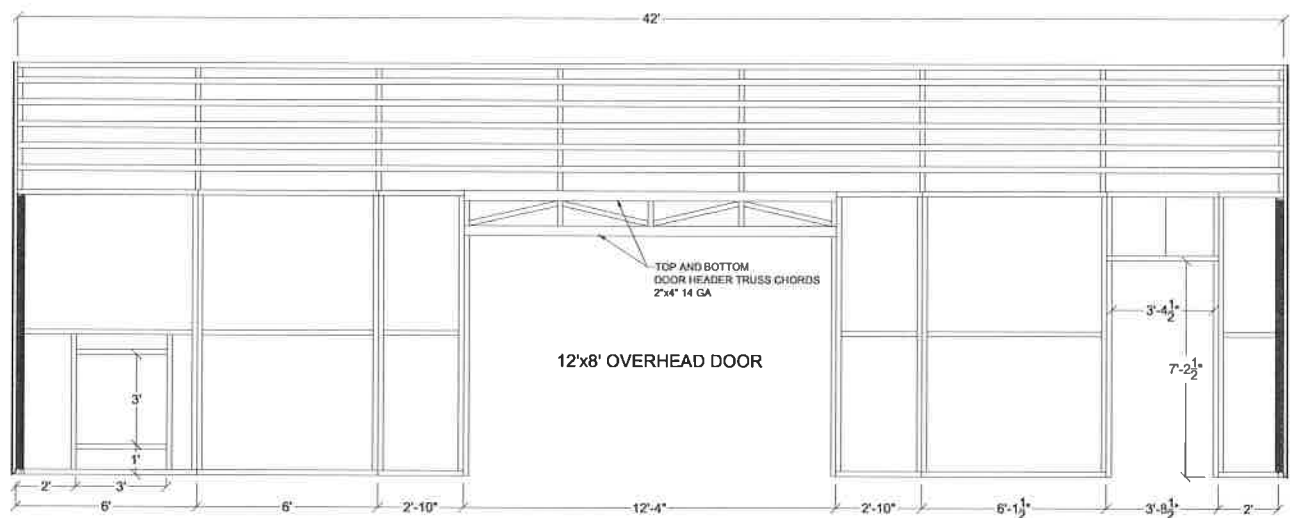




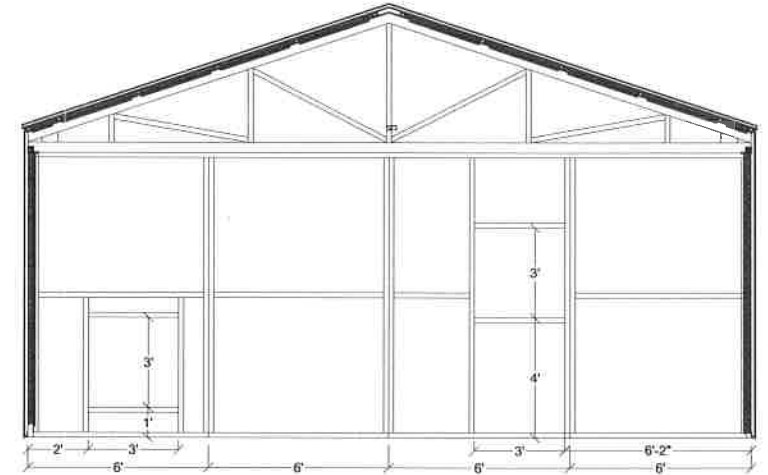
A NORTH BUILDING SECTION
3 N.T.S.



D EAST BUILDING SECTION
3 N.T.S.



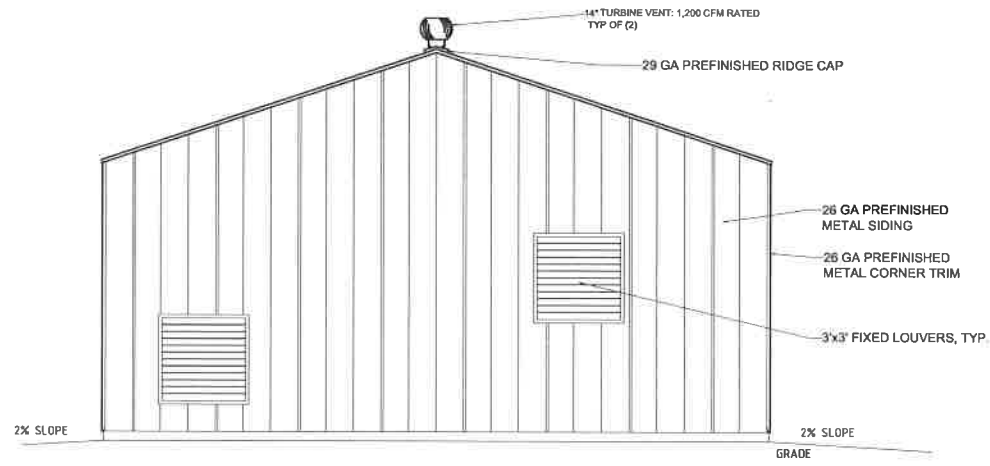
B SOUTH BUILDING SECTION
3 N.T.S.



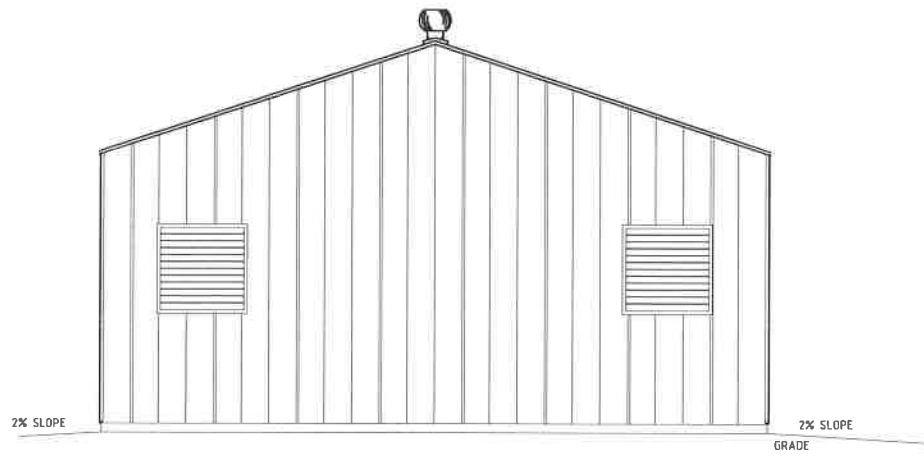
C WEST BUILDING SECTION
3 N.T.S.



NORTHERN INDUSTRIAL CONSTRUCTION INC.	TITLE	SEMCO IRWIN & ROMEO REG BUILDING FRAMING PLAN	DESIGNED	T. KOWALEWSKY				
	CLIENT DWG.		APPROVED	T. WELBERT				
			DRAWN					
					SHEET 3 OF 4			
			REV.	DATE	DESCRIPTION	BY	CHK	DATE



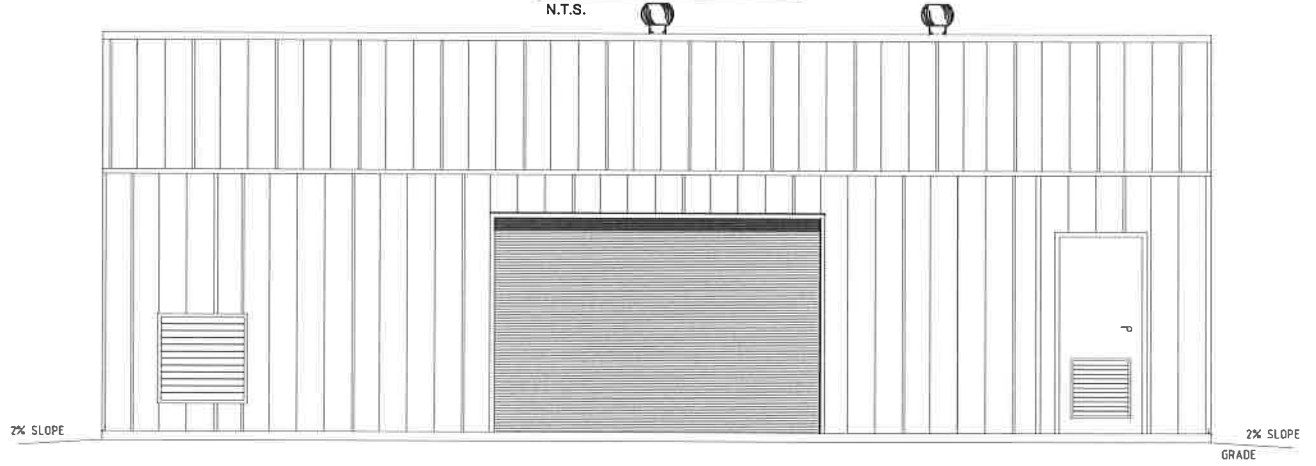
WEST EXTERIOR
N.T.S.



EAST EXTERIOR
N.T.S.



NORTH EXTERIOR
N.T.S.



SOUTH EXTERIOR
N.T.S.



NORTHERN INDUSTRIAL CONSTRUCTION INC.	TITLE SEMCO IRWIN & ROMEO REG BUILDING ARCHITECTURAL	DESIGNED T. KOWALEWSKY					
	CLIENT DWG.	APPROVED T. WELLERT					
		DWG. SHEET 4 OF 4					
			RD	2/15/2024	APPROVAL FOR CONSTRUCTION	TC	TOW
			REV.	DATE	DESCRIPTION	BY	APP

TAX_ID	Name	address	City	ST	Zip
02-07-400-002	WARD, MARY BELL TRUST	17105 IRWIN RD	ARMADA TOWNSHIP	MI	48005
02-08-300-006	KOLAR, CHRISTOPHER & SUSAN	16835 IRWIN RD	ARMADA TOWNSHIP	MI	48005
02-08-300-010	CLARK, GREGORY	16755 IRWIN RD	ARMADA TOWNSHIP	MI	48005
02-08-300-011	SEMCO ENERGY	1411 3RD STREET	PORT HURON	MI	48060
02-08-300-012	WARD, MARY BELL TRUST	17105 IRWIN RD	ARMADA TOWNSHIP	MI	48005
02-18-200-009	BURKOWSKI, BENEDETTA	76955 ROMEO PLANK RD	ARMADA TOWNSHIP	MI	48005

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Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 4.10

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To CLARK, GREGORY USPS

Street and Apt. No., or PO Box No. 16755 IRWIN

City, State, ZIP+4® ARMADA MI 48005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To SEMCO ENERGY USPS

Street and Apt. No., or PO Box No. 1411 3RD ST

City, State, ZIP+4® PORT HURON MI 48060

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To BURKOWSKI, BENEDETTA USPS

Street and Apt. No., or PO Box No. 76955 ROMEO PLANK

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Adult Signature Restricted Delivery \$

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To WARD MARY BELL TRUST USPS

Street and Apt. No., or PO Box No. 17105 IRWIN

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To KOLAR, CHRISTOPHER & SUSAN USPS

Street and Apt. No., or PO Box No. 16835 IRWIN

City, State, ZIP+4® ARMADA MI 48005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7200 0640 0001 8527 1610

7200 0640 0001 8527 1580

7200 0640 0001 8527 1597

