

**Friendship Township Planning Commission  
Meeting Minutes, 10/28/19, 7:00 p.m. Friendship Twp. Hall**

Call to order at 7:02pm. By Chair Donahey

Present: Cullip, Donahey, Kurburski,

Absent: MacGregor

Public present: Jean Schlappi, Paul Dryer, Jay Sackrider, Matt Canzano, Lissie Canzano

Approve minutes of 9/23/19 meeting Kurburski motion to approve, Cullip second, All in favor.  
Minutes stand as written.

**New business:**

**Case#PZBA19-015** A request by McBride Construction, for a 5' side lot setback variance, as the zoning(SR) states 15' set back from lot line. Request is for 10' setback.

Discussion ensued of items in Section 25.04.3 Dimensional Variance.

1. The practical difficulty was created by inconsistent setback requirements in the zoning Ordinance. Therefore not owner created.
2. Owners have already done a large amount of work on existing house based on their understanding that 10 feet was the setback. It would be unnecessarily burdensome to ask them to change their plans mid-stream..
3. This 5 feet seems the minimum to bring the project to completion, giving the owners justice and not harming other property owners.

Motion to recommend to the township board approval of the setback variance. This is based on our above discussion of numbers 1-3 of Section 25.04.3 and, referring to item 4, that the request will not cause an adverse impact on surrounding property values or the use and enjoyment of properties in the neighborhood. (Kurburski motion, Cullip second) All in favor.

**CASE #PSPR19-008** A request by Mike Naturkas for 2983 S State LLC for site plan review, amendment, at 2983 S State rd, Section 14 Friendship Township. The property is tax parcel 24-06-12-14-300-020 zoned PUD Planned Unit Development. The proposal is to allow an accessory structure to be used as a storage unit for the existing restaurant. The request is per Articles 17 & 20 of the Zoning Ordinance.

Discussion regarding request included a number of questions about the application and site plan:

1. How is this going to be used as a repair shop as there is no electricity to "storage shed?"
2. Under environmental impacts: Did the applicant mean gravel depth of 6 inches, (Not 6 feet)?
3. Under other site requirements: "There will be a light off back of building" Does this mean off back of restaurant or "storage unit"?
4. How will vehicles, such as beer delivery trucks access the "storage unit"? There is no driveway there. Safety issue.

As reflected in “public present” Mr. Naturkas was not present and thus there was no input on the above questions. Several of these issues would not be acceptable in the Stutsmanville PUD area.

Motion to recommend to the township board denial of the request. This is based on the above discussion and the fact that the plan contains no screening, has poor siting, and is just a big box to put stuff in with no thought of usability (how can you do repairs without electricity?), or visible appropriateness. Installing a permanent 40’ by 8’ storage box does not fit the character of the Stutsmanville PUD as outlined in our Master Plan. (Kurburski Motion, Cullip, second) All in favor.

### **Old Business**

None

Report from Trustee (MacGregor): None

Public comment: None

Adjourn at 8:17pm

Next scheduled meeting November 25, 2019, 7:00 p.m.

Submitted by Mike Cullip, Secretary