

**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**MINUTES OF A MEETING HELD FEBRUARY 28, 2017**

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**Agenda**

**SITE PLAN REVIEW: LAWTON RIDGE WINERY STORAGE BUILDING, 8456  
STADIUM DRIVE.**

**CRICK HALTOM, REPRESENTING LAWTON RIDGE WINERY, REQUESTED SITE PLAN APPROVAL FOR A NEW STORAGE BUILDING ON A DEVELOPED PROPERTY ON THE NORTH SIDE OF STADIUM DRIVE, APPROXIMATELY 2,000 FEET WEST OF 6<sup>TH</sup> STREET. (PARCEL #3905-33-402-161.)**

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A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, February 28, 2017, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

**MEMBERS PRESENT:** Wiley Boulding, Sr.  
Nancy Culp  
Neil Sikora, Vice Chair  
Anita Smith  
L. Michael Smith

**ABSENT:** Bob Anderson  
James Sterenberg, Chair

Also present were Ben Clark, Zoning Administrator, James Porter, Township Attorney, Martha Coash, Meeting Transcriptionist, and one interested person.

**Call to Order and Pledge of Allegiance**

In the absence of Chairperson Sterenberg, Vice Chairperson Sikora acted as Chair, called the meeting to order and invited those present to join in reciting the "Pledge of Allegiance."

**Public Comment on Non-Agenda Items**

There were no comments on non-agenda items.

## **Approval of the Minutes of January 24, 2017**

Vice Chairperson Sikora asked if there were any additions, deletions or corrections to the minutes of January 24, 2017. He noted although Mr. Anderson was absent, actions listed in his name should have been attributed to Mr. Smith. Mr. Sikora's election title should have read Vice Chairperson rather than Chairperson under "Elections.". He also noted the agenda was changed to move "Elections" up in the order of business. Hearing no further comments, he asked for a motion for approval.

Mr. Smith made a motion to approve the minutes of January 24, 2017 as corrected. Mr. Boulding, Sr. supported the motion. The motion was approved unanimously.

### **SITE PLAN REVIEW: LAWTON RIDGE WINERY STORAGE BUILDING, 8456 STADIUM DRIVE. CRICK HALTOM, REPRESENTING LAWTON RIDGE WINERY, REQUESTED SITE PLAN APPROVAL FOR A NEW STORAGE BUILDING ON A DEVELOPED PROPERTY ON THE NORTH SIDE OF STADIUM DRIVE, APPROXIMATELY 2,000 FEET WEST OF 6<sup>TH</sup> STREET. (PARCEL #3905-33-402-161.)**

Vice Chairperson Sikora said the next item was a request for site plan approval for a storage building at 8456 Stadium Drive, from Crick Haltom on behalf of Lawton Ridge Winery.

Mr. Clark said the applicant wished to expand the storage capacity of the primary business located on the subject property, and was seeking site plan approval to erect a 1,200 square foot storage building to the east of the winery facility. Located within the *I-1: Industrial District, Manufacturing/Service* zoning district, the current use of the property—*Winery*—is permitted by right per section 41.000 of the Zoning Ordinance, and the request before the ZBA was an expansion of such. The proposed 1,200 square foot building is approximately 28% of the size of the primary structure, a proportional increase that requires approval from this body, per section *82.200.D: Site Plan Review—Applicability* of the Zoning Ordinance.

He reported all relevant zoning requirements not otherwise discussed in this report have been satisfied: Applicable building setbacks are met, no new site lighting is proposed, and the use of the structure, meant to supplement the primary use of the property, is permitted in this zoning district.

Mr. Clark said no new means of access were proposed and noted the construction of the proposed storage building will have little to no effect on overall site circulation, as its driveway is indicated as connecting to the already existing outdoor storage area well to the north of the customer parking lot. A pedestrian path is proposed between the planned storage building and the parking area, presumably to facilitate the transfer of commodities from the former to the winery building and vice versa.

He said the Township Engineer reviewed the site plan for adequate stormwater management and related considerations. He had no concerns with this proposal and did not recommend any site modifications. The Township's Fire Marshal also reviewed the site plan and had no concerns.

Mr. Clark said being in full compliance with all applicable zoning, engineering, and Fire Department requirements, Township Planning staff recommended unconditional approval of the proposed site plan as presented.

Vice Chairperson Sikora ascertained there were no questions from Board Members and asked if the applicant wished to speak.

Mr. Richard Schramm, Architect for the project, spoke on behalf of Mr. Haltom and in response to questions noted the building will be a bonded storage facility for bottled wine, necessary for taxing purposes. The building will be air conditioned and heated with Mitsubishi type heaters mounted on the ceiling to provide maximum storage. Since the building will be used as a warehouse only with use restricted to daylight hours, there is no need for restroom facilities or outside lighting.

Mr. Clark confirmed no public comments were received regarding this project.

Board comments were supportive of this business expansion given the positive asset to the community, compliance with all applicable zoning requirements and the recommendation of Staff.

Vice Chairperson Sikora asked for a motion to approve the request.

Mr. Smith made a motion to approve the storage building site plan as requested based on compliance with zoning requirements and the recommendation of Staff. Ms. Culp supported the motion. The motion was approved unanimously.

### **Any Other Business / ZBA Member Comments**

Mr. Clark noted the Planning Director's planned update would be postponed until the March meeting.

### **Adjournment**

Vice Chair Sikora noted the Zoning Board of Appeals had exhausted its Agenda, and there being no other business, adjourned the meeting at approximately 3:13 p.m.

Minutes prepared:  
March 2, 2017

Minutes approved:  
March 28, 2017