

**SCIO TOWNSHIP ZONING BOARD APPEALS
SPECIAL MEETING
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF WEDNESDAY, NOVEMBER 19, 2008**

1) CALL TO ORDER:

Chair DeLong called the meeting to order at 7:00 p.m.

2) ROLL CALL:

Present: DeLong, Ream, Van Hoek, Kubany
Absent: Collica, Fuller, Hinson

3) ADOPTION OF AGENDA

MOTION BY COMMISSIONER REAM, SUPPORT BY COMMISSIONER VAN HOEK TO ADOPT THE AGENDA FOR NOVEMBER 19, 2008.

YES: 4 NO: 0 MOTION CARRIED

4) Swearing in at 7:02 p.m.

5) COMMUNICATIONS AND/OR CORRESPONDENCE

Letter of Resignation from Richard Hinson; Letter of Resignation from Ken Collica; two copies of Planning and Zoning News.

6) Public Hearing

- A. Variance #1503**, by Gilbert Company, for Jackson Madison LLC, regarding property code #H-08-23-400-019 & 026, 3050 Jackson Road, request an *extension to a previously approved Variance #1454*, for temporary use of a parking lot for use by tenants at 3900 Jackson Road (adjacent parcel,) without site plan approval pursuant to Section 7.02.

Chair DeLong opened public hearing at 7:04 p.m.

Applicant/representative:

Damian Farrell, Damian Farrell Design Group Architects, 3011 Miller Road, Ann Arbor, MI

Applicant is looking to develop an indoor sports complex on this parcel; about three months into project; costs estimates are currently being developed; site is 10.1 acres. Project will include indoor ice and an all-sports indoor arena; applicant would like to include a small restaurant. 5,000 sq. feet; proposed parking not requiring long-term will be less than 300 spaces to be eventually requested by applicant. Applicant has a relationship with JRV Management, who has experience in managing this type of facility; a translucent material will help illuminate the building 150-180 days using natural daylight.

Public comment:

No public comment.

MOTION BY COMMISSIONER REAM, SUPPORT BY COMMISSIONER KUBANY TO CLOSE THE PUBLIC HEARING AT 7:14 P.M.

YES: 4 NO: 0 MOTION CARRIED

Discussion by Board:

- Glad that this project is advancing considering current economic conditions; support variance request.
- Applicant is reminded of extension regarding parking lot continues to May; and therefore present extension will from a year from May or six months from the date of letter on file.

MOTION BY COMMISSIONER REAM, SUPPORT BY COMMISSIONER KUBANY, TO EXTEND VARIANCE #1454, PROPERTY CODE H-08-23-400-019 & 026, FOR 12 MONTHS.

YES: 4 NO: 0 MOTION CARRIED

7) OLD BUSINESS

None

8) APPROVAL OF MINUTES

- a. Minutes of September 18, 2008.

MOTION BY COMMISSIONER VAN HOEK, SUPPORT BY COMMISSIONER REAM TO APPROVE MINUTES OF SEPTEMBER 18, 2008.

YES: 3 NO: 0 ABSTAIN: 1 (KUBANY) MOTION CARRIED

- b. Minutes of October 16, 2008.

Received and filed.

9) ANY OTHER BUSINESS

None

10) ADJOURNMENT

MOTION BY COMMISSIONER KUBANY, SUPPORT BY COMMISSIONER REAM TO ADJOURN AT 7:19 P.M.

YES: 4 NO: 0 MOTION CARRIED

Minute preparation by James H. LaVoie