

Charter Township of Filer
Zoning Board of Appeals Public Hearing
Filer Township Hall
2505 Filer City Rd., Manistee, MI 49660
August 31, 2021

Present: Jennifer Williams, Ron Gutowski, Elizabeth Allen

Also Present: Larry Thompson, Zoning Administrator; Alex Henderson, Township Attorney; Jim Espvik, Township Fire Chief; Terry Walker, Supervisor; Jason Muniz, Applicant and Holly Mulherin

Meeting called to order and Pledge of Allegiance at 4:30 p.m.

Motion by Allen, seconded by Gutowski to approve the presented Special Meeting Minutes held on January 19, 2021. Roll Call Vote: Williams-yes, Gutowski-yes, Allen-yes. 3 Yeas, 0 Nays. M/C

Case #362-21 Horizon Pointe
305 Care Center Dr.
Manistee, MI, 49660
Filer Township, Manistee County
Parcel #51-06-113-125-05

Applicant is requesting a variance 1) from density of 14 units per acre to 16.2 units per acre 2) additional 24 units, now permitted for changes 16 changes to 24 adding 8 to original permit 3) increase height from permitted 35 ft. to 42.9 ft.

Chairperson Williams called for Public Comment:
Jason Muniz, Vice President of Hollander
Holly Mulherin, Civil Engineer
Presented need for affordable housing in area.
Desire density of 16.2 units per acre.
Applicant desires height from 35 ft. to 43 ft. high.

Jim Espvik, Fire Chief
Is there an elevator and the size of door opening for access?
Is there a separate entrance for these new units?
There needs to be Fire Department access for servicing by Fire Dept.
There will be vestibule between buildings used by residents?
Some discussions are concerns of the Special Use Permit.

Response from Mr. Muniz: There be a fire hook-up on the south end of the structure, also a hook up on the third floor.

The Board of Appeals can only act on height request. The request for density changes and the request for additional units must go before the Planning Commission as an amendment to the applicant's existing Special Use Permit.

Motion by Allen, seconded by Gutowski for approval of the additional height of 35 ft. to 42.9 ft. Special Use Permit will put in specifications. Roll Call Vote: Allen-yes, Gutowski-yes, Williams-yes, 3 Yeas, 0 Nays. M/C

No other correspondence was received prior to the hearing.

No other business to come before the Board.

Motion by Gutowski, seconded by Allen to adjourn the hearing. Allen-yes, Gutowski-yes, Williams-yes. 3 Yeas, 0 Nays. M/C

Hearing adjourned at 5:00 p.m.

Respectfully submitted,

Elizabeth Allen, Secretary
Zoning Board of Appeals