

**Village of Richland  
Zoning Board of Appeals  
Regular Meeting and Public Hearing  
February 26, 2018**

Members present: Stacey Schadewald, Peter Graham, Bill Chassee, Jim Thompson

Others present: Angie Rodino, Village Clerk, Mike and Rose St. Clair, petitioners, Art and Cheryl White, neighbors.

1. The meeting was called to order at 7:00 PM by Stacey Schadewald, presiding.
2. The agenda was approved with this amendment: New Business: Schedule the next meeting of the ZBA. (Graham/Chassee)
3. Minutes from the last meeting were not available, but Schadewald recalled that at that meeting in the Spring of 2016, a variance for a sign for Howland Floors was approved temporarily and pending approval from M-DOT. (M-DOT did approve.) The applicant will need to update to a compliant sign upon replacement or at future requirement by MDOT.
4. Citizen comments on non-agenda items: none
5. Public Hearing on a Variance Request by Mike and Rose St. Clair was opened at 7:10 PM

They requested allowing an expansion of their house that would bring total lot coverage to 19% whereas coverage is limited to 15% in Zone R1 by the Village Zoning Ordinance. Their property is located at 9255 Bunker Hill (parcel # 03-23-180-030).

The St. Clairs explained their request. The Whites said that ~~they had~~ they had no objection.

The Board discussed the request. There was concern that the request did not meet the "Hardship" requirement as stated in the Zoning Ordinance.

The Public Hearing was closed at 7:30PM

6. Action on Variance Request: A motion was made (Thompson/Graham) to deny the St. Clairs' request because the request does not meet the requirement for "Hardship" as stated in the Richland Village Zoning Ordinance (Article 6.3.- d – 4). Motion passed 4-0.
7. New Business: A motion was made to schedule an organizational meeting of the ZBA on April 12 at 7:00 in the Richland Village Hall. (Chassee/Graham). Motion passed.
8. Motion to adjourn. (Thompson/Chassee) Motion passed.
9. Adjourned 7:45 PM

Minutes taken by Peter Graham