

Minutes of the June 9, 2021 Zoning Board of Appeals Public Hearing

Present:

Brian Hankey (Chairman)
Anne Daman
Gordon Waltz (Twp. Board)
Craig Iansiti (Planning Commission Chairman)
Tom Knudtson

Others:

Larry Silsby (Twp. Supervisor)

Valerie Daft
Larry Daft
Mrs. James Bowden

Carolyn Jacobs, Neighbor

Chairman Hankey opened the meeting at 7:00 pm
Pledge to the Flag

Minutes of past meetings were approved

November 11, 2008
October 26, 2011
November 20, 2018
May 8, 2019

Discussion on the Variance Application for 4404 W. Columbia Rd., where previous use was a church. Applicant Valerie Daft is a Trauma Therapist and plans to operate a counseling center in the old church building, after bringing property up to current code for occupancy, parking and accessibility.

One letter was received from a neighbor who did not feel a counseling and wellness center was needed in the township. There was no justification or explanation included with the statement.

There was a couple who live across the street, 4378 W. Columbia Rd. who felt the traffic increase and strangers in the area would not be compatible with the area. There was some discussion about the impact of adding minimal traffic in the area that already has a lot of traffic. No resolution on the fact that people they did not know would be coming into the area. Input was received and considered.

The Board was assured the counseling and wellness center activities would be generally limited and involve no more than two counselors who would each attend to no more than 6 clients per

day, up to five days per week.

The group counseling, massage therapy, and yoga sessions would be limited to only counseling clients, and would likely be limited to small groups once or twice per week and maybe a Saturday class, as noted in the application. The amount of traffic created by these activities would appear to have minimal affect on traffic in the area.

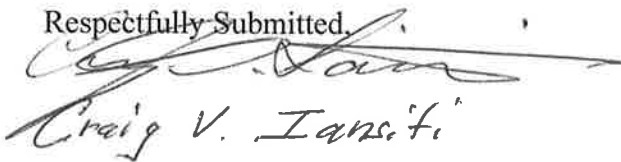
Concern was expressed about the renting of space to a third party for martial arts classes, and it was agreed that they would limit the classes to no more than four days per week.

Ann Daman was very concerned that there were no restrictions to prevent the business from growing beyond what was in the application. Facility size would be a determining factor, as well as historical demand for this type of facility.

After discussions and questions, Craig Iansiti made a motion to approve the variance, seconded by Tom Knudtson. Rollcall vote was Brian Hankey, yes. Craig Iansiti, yes. Ann Daman, no. Gordon Waltz, yes. Tom Knudtson, yes. Motion passed.

Brian Hankey thanked everyone for their input and closed the Hearing at 7:55 pm.

Respectfully Submitted,



Craig V. Iansiti