

PROPOSED AGENDA

**CHARTER TOWNSHIP OF BRIGHTON
ZONING BOARD OF APPEALS
4363 BUNO ROAD
BRIGHTON, MI 48114**

**OCTOBER 26, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. MINUTES**

1. AUGUST 24, 2016 REGULAR MEETING

G. BUSINESS

- 1. ZBA APPLICATION#: 16/12; LOCATION: 3576 ROSEANN DRIVE; TAX ID#: 12-21-400-026; OWNER: JADE WOMACK; APPLICANT: GREGORY DEAN; ZONING: R-2 (RESIDENTIAL SINGLE FAMILY)**
Pool in the side yard, a variance from *Article 13, Sec. 13-13, Swimming Pools*, of the Zoning Ordinance

- H. REPORTS AND CORRESPONDENCE**
- I. CALL TO THE PUBLIC**
- J. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail at.....planner@brightontwp.com.

PROPOSED MINUTES

CHARTER TOWNSHIP OF BRIGHTON
ZONING BOARD OF APPEALS
4363 BUNO ROAD
BRIGHTON, MI 48114

AUGUST 24, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Chairperson F. Grapentien called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.

Present: F. Grapentien, J. Dorset, D. Hawk, J. Cogley, J. Gibbons, J. McKeon, C. Moran (alt).

CALL TO THE PUBLIC

Bob Potocki, 8420 Woodland Shore Drive - Stated that the ZBA fee is too high for applicants; he stated that sewers are an issue and that people aren't doing additions because of sewer costs; and there is a dispute over the Township's ability to enforce zoning in their neighborhood.

AGENDA

J. Dorset moved and J. McKeon seconded **to approve the agenda as presented.**

Motion carried.

MINUTES

J. Cogley moved and J. Gibbons seconded **to approve the June 22, 2016 regular meeting minutes as presented.**

Motion carried.

ZBA APPLICATION # 16/09; LOCATION: 8436 WOODLAND SHORE DRIVE; TAX ID # 12-18-304-012; OWNER AND APPLICANT: ROBERT SAVAGE; ZONING: R-5 (WATERFRONT RESIDENTIAL)
Lot coverage variance, a variance from *Article 3, Sec. 3-03(a), District Regulations* of the Zoning Ordinance

Robert Savage, Applicant, presented his variance application for a lot coverage variance of four (4) percent, over the allowable twenty-five (25%) percent. He is planning on demolishing the existing home and breezeway and garage and replacing it with a new home and attached garage that will be more conforming from the lake/waterfront and is a smaller footprint (i.e. length of the building on the site). The square footage of the existing home versus the new home are almost the same.

K. Mathews reviewed her report dated July 26, 2016.

PUBLIC HEARING

The public hearing opened at 7:25 P.M.

No comments.

The public hearing closed at 7:25 P.M.

C. Moran moved and J. Cogley seconded **to approve a variance from Zoning Ordinance Article 3, Sec. 3-03, District Regulations, lot coverage, for ZBA Application # 16/09; Location: 8436 Woodland Shore Drive; Tax ID # 12-18-304-012; Owner and Applicant: Robert Savage, to allow a home and attached garage to have a lot coverage of twenty-nine (29%) percent, a variance of four (4%) percent over the allowable twenty-five (25%) percent, for the following reasons: the new structure is no larger than the current structure; it gives the applicant an equitable size in keeping with the neighbors; and the new home will become more conforming to meet the average waterfront/lake setback in the area by decreasing the length/footprint of the building.**

Motion carried.

ZBA APPLICATION# 16/10; LOCATION: 9968 E. GRAND RIVER AND 5771 BORDERLINE; TAX ID#'s 12-32-300-061 and 062; OWNER AND APPLICANT: THE KROGER COMPANY OF MICHIGAN; ZONING: B-2 (GENERAL BUSINESS)

a. Aisle width variance, a variance from *Article 15, Sec. 15-01(e)(2) Off-Street Parking Requirements* of the

Zoning Ordinance

Applicant Representative Alan Boyer, LSG Engineers & Surveyors, and Applicant Adam Crane, Kroger's, were in attendance. Mr. Boyer explained the need for the aisle width variance. He explained they are working within the existing footprint of the parking lot and are adding islands through the parking lot and modifying the aisle width from the current twenty-three (23) ft. to twenty-five (25) ft. wide to make them all the same at 23.65 ft. The Fire Department and OHM provided an e-mail and letter, respectively, supporting the variance request and stating that the small reduction in aisle width would not affect the internal circulation for the site. K. Mathews reviewed her report dated August 23, 2016.

PUBLIC HEARING

The public hearing opened at 7:42 P.M.

No comments.

The public hearing closed at 7:42 P.M.

J. Cogley moved and J. Gibbons seconded to approve a variance from Zoning Ordinance Article 15, Sec. 15-01(e)(2), Off-Street Parking Requirements, for ZBA Application # 16/10; Location: 9968 E. Grand River and 5771 Borderline; Tax ID #'s 12-32-300-061 and 062; Owner and Applicant: The Kroger Company of Michigan, to allow an aisle width of 23.65 for the aisle width for the eight (8) aisle ways within the internal portion of the parking lot per the letter from the Township Engineer dated 8/9/16 and the e-mail from the Fire Department dated 7/26/16 respectively. Additionally, suggested that there is coordination of the closing of Borderline Dr. with Brighton Area Schools when the project is under construction since the bus garage is located adjacent to this property.

Motion carried.

b. Ground signage variance, a variance from Article 17, Sec. 17-04(j), Prohibited Signs, off-premises signs Applicant Representative Alan Boyer, LSG Engineers & Surveyors, overviewed the request for a variance to allow an off-premises sign located at the Whitmore Lake Road entrance to Kroger's in the Victor Drive easement. The applicant has an easement for the sign and would like the signage to remain in its current location which is located too close to the R.O.W. and is also too high. The Zoning Ordinance requires ten (10) ft. outside of the R.O.W. and forty-two (42) inches high. The applicant is planning to reface the sign which includes rebuilding the cabinet with new backlit lighting and a new panel since the sign is outdated and past its useful life. K. Mathews reviewed her report dated August 26, 2016.

PUBLIC HEARING

The public hearing opened at 7:59 P.M.

Julie Clore, 9956 E. Grand River - Doesn't object to what Kroger's is proposing at this time and stated that Kroger's owns Victor Drive and they have an easement to utilize Victor Drive. She stated that there were problems with the proposed parking going back to the original site plan approval in 1997 because Kroger's didn't specify their easement rights in regards to the parking and some parking had to be removed; she is concerned about the increase of foot candles/lighting with the new signage. She also felt that the Township should place a note in the record that both the E. Grand River and Whitmore Lake signs violate the Zoning Ordinance in terms of height and distance from the R.O.W.

The public hearing closed at 8:05 P.M.

K. Mathews reviewed her report dated August 26, 2016.

J. Gibbons moved and J. Dorset seconded to approve a variance from Zoning Ordinance Article 17, Sec. 17-05(d)(2), Prohibited Signs, off-premises signs, for ZBA Application # 16/10; Location: 9968 E. Grand River and 5771 Borderline; Tax ID #'s 12-32-300-061 and 062; Owner and Applicant: The Kroger Company of Michigan, to allow an off-premises sign located along Whitmore Lake Rd. in the Victor Drive easement to be allowed since it is not changing a current condition; it directs persons to the store;

the original site plan for the property allowed an off-premises sign; and they are just refacing an existing sign. It was additionally stated that the off-premises sign shall meet all other Zoning Ordinance requirements including illumination levels (foot candles), height and distance from the R.O.W.

Motion carried.

d. Ground signage variance, a variance from *Article 17, Sec. 17-06(13); Specific Sign Requirements, height of signs*

Applicant Representative Alan Boyer, LSG Engineers & Surveyors, overviewed the request for a variance to allow two (2) ground signs to be higher than the Zoning Ordinance requirement of forty-two (42) inches high. The Whitmore Lake Rd sign is forty-nine (49) inches high and the Grand River sign is seventy-two (72) inches high and since they are just refacing the sign they would like to leave the signage as is. It was suggested that the E. Grand River sign needs to be at seventy-two (72) inches high due to the sloping topography which makes the sign difficult to see. The Whitmore Lake Rd. sign does not have grading/topography issues. It was also stated that due to the settlement agreement with the Clore's, that Kroger's does not want to change the sign on E. Grand River.

K. Mathews reviewed her August 23, 2016 report.

PUBLIC HEARING

The public hearing opened at 8:15 P.M.

Julie Clore, 9956 E. Grand River - Stated that due to litigation, Kroger's needs to show them the proposed signage changes for them to okay.

The public hearing closed at 8:17 P.M.

J. Cogley moved and J. Gibbons seconded to **table the variance requests from Zoning Ordinance Article 17, Sec. 17-06(13), Specific Sign Requirements, height of signs, and Sec. 17-05(d)(2) General Requirements for Permitted Signs, distance from right-of-way, for ZBA Application # 16/10; Location: 9968 E. Grand River and 5771 Borderline; Tax ID #'s 12-32-300-061 and 062; Owner and Applicant: The Kroger Company of Michigan, for the height and distance from the R.O.W. for the E. Grand River ground sign in order to receive a legal opinion regarding the settlement agreement for Kroger's and the Clore's.**

Motion carried.

c. Ground signage variance, a variance from *Article 17, Sec. 17-05(d)(2), General Requirements for Permitted Signs of the Zoning Ordinance, distance from right-of-way*

Applicant Representative Alan Boyer, LSG Engineers & Surveyors, overviewed the request for a variance to allow the ground sign at Whitmore Lake Rd. to be located closer to the R.O.W. than the Zoning Ordinance requirement of ten (10) ft. from the R.O.W. since they are just refacing the sign. It was discussed that the Whitmore Lake Rd. sign does not have grading/topography issues.

K. Mathews reviewed her August 23, 2016 report.

PUBLIC HEARING

The public hearing opened at 8:25 P.M.

No comments.

The public hearing closed at 8:25 P.M.

J. Dorset moved and C. Moran seconded to **deny the variance requests from Zoning Ordinance Article 17, Sec. 17-06(13) Specific Sign Requirements, height of signs and Sec. 17-05(d)(2) General Requirements for Permitted Signs, distance from right-of-way, for ZBA Application # 16/10; Location: 9968 E. Grand River and 5771 Borderline; Tax ID #'s 12-32-300-061 and 062; Owner and Applicant: The Kroger Company of Michigan, for the height and distance from the R.O.W. for the Whitmore Lake Rd. ground sign due to no proven hardship. The applicant will meet all Zoning Ordinance requirements other than it being an off-premises sign.**

Motion carried.

e. Wall signage variance, a variance from *Article 17, Sec. 17-06 (24) d and g, Specific Sign Requirements* of the Zoning Ordinance, *exceeding 10% maximum aggregate surface display area on east wall and exceeding 120 sq. ft. total aggregate amount of wall signage*

Applicant Representative Alan Boyer, LSG Engineers & Surveyors, overviewed the request for wall signage which far exceeds the Zoning Ordinance requirement of a maximum of 120 sq. ft. on up to three (3) sides of a building. He also stated that Kroger's is proposing to leave the east elevation untouched which exceeds the ten (10%) percent allowance on that wall.

K. Mathews reviewed her August 23, 2016 report.

PUBLIC HEARING

The public hearing opened at 8:40 P.M.

No comments.

The public hearing closed at 8:40 P.M.

J. Dorset moved and J. Cogley seconded to **approve the variance request from Zoning Ordinance Article 17, Sec. 17-06(g) exceeding 120 sq. ft. total aggregate amount of wall signage for ZBA Application # 16/10; Location: 9968 E. Grand River and 5771 Borderline; Tax ID #'s 12-32-300-061 and 062; Owner and Applicant: The Kroger Company of Michigan, to allow the front elevation signage as proposed by Kroger's and to allow the "Kroger's" and the "Bank" sign on the east elevation to remain. Kroger's will remove the "Food and Pharmacy" sign in order to have the east elevation meet the ten (10%) percent wall coverage allowance in the Zoning Ordinance. The cumulative wall signage will exceed the 120 sq. ft. building allowance but is being allowed due to the fact that the Zoning Ordinance does not distinguish between large or small buildings or multi-tenant or single tenant buildings, and on such a large building, that the amount of signage needs to exceed 120 sq. ft. in order for the owner to have sufficient signage for their building. Additionally, the building sits back a distance from Grand River and Whitmore Lake Rd., so it needs additional signage. (Since both walls will meet the 10% wall coverage, no variance was needed from Sec. 17-06 d. exceeding 10% maximum aggregate surface display area.)**

Motion carried.

REPORTS AND CORRESPONDENCE

D. Hawk - Township Board update.

CALL TO THE PUBLIC

None.

J. Dorset moved and C. Moran seconded to **adjourn.**

Motion carried.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk

3576 Rose Ann Drive



N



0 80 160 320 480 640 Feet

Date: September 30, 2016
To: Zoning Board of Appeals
Charter Township of Brighton
From: Kelly Mathews
Location: 3576 Rose Ann Drive
Request: Variance to have a swimming pool in the side yard
Zoning: R-2, Residential Single Family
Tax ID#: 12-21-400-026
Applicant: Gregory Dean
Owner: Jade and John Womack

Dear ZBA Members:

At your request, the Zoning Board of Appeals (ZBA) application has been reviewed. The review is based upon the standards contained in the Zoning Ordinance and a review of the application materials. The following comments are offered for your review.

VARIANCE REQUESTS:

Variance to allow a swimming pool in the side yard, a variance from *Sec. 13-13* of the Zoning Ordinance.

STANDARDS FOR ZBA ACTION

The ZBA should only grant a dimensional variance to the Zoning Ordinance when circumstances of practical difficulty, unnecessary hardship unique to a particular property, or extraordinary circumstances are present. *Article 22, Section 22-06* outlines a number of criteria applicable to dimensional variances that the ZBA should review in order to determine the need for the requested as discussed below.

1. Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of the requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

The site is a 17.62 acre parcel of land located on Rose Ann Drive. The applicant would like to add a swimming pool to his property and the only location is in the side yard due

to the placement of the home and the septic field being located behind the home. The variance is to allow a swimming pool partially in the side yard, a variance from *Sec. 13-13* of the Zoning Ordinance. Per *Sec. 13-13* of the Zoning Ordinance, pools are required in the rear yard. The applicant requests a pool partially in the side yard setback due to the issues mentioned. Landscaping is proposed as screening for the pool and the parcel is large so the pool will be a distance from neighbors. Due to the location of the home and septic field, the pool cannot be completely placed in the rear yard.

2. Public Safety and Welfare. *The requested variance does not interfere with the public safety and welfare, increase the hazard of fire, impair the adequate supply of light and air, or create nuisances.*

The variance to allow a swimming pool to be partially located in the side yard will not interfere with the public safety and welfare, increase the hazard of fire, impair the supply of light, or create a nuisance for the neighbors due to the distance of the pool from neighbors and the proposed screening for the pool.

3. Impact on Surrounding Neighborhood. *The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.*

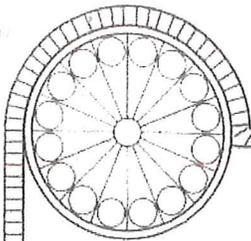
The variance to allow a swimming pool partially in the side yard will not substantially impact the appropriate development, continued use, or value of adjacent properties. The neighbors are located a distance from the proposed pool and landscaping is proposed as screening for the pool.

4. Extraordinary Circumstances. *There are exceptional circumstances or conditions applicable to the property or the intended use that do not generally apply to other properties or uses. The need for the variance was not self-created by the applicant.*

The requested variance is self-created in the sense that the home was placed in the location that it is. However, the parcel even though it is large, has a large amount of wetlands on the parcel so there is only an area in the middle of the parcel to locate the home.

RECOMMENDATION

It is recommended that the variance as proposed is approved. Specifically, a variance to allow a swimming pool in the side yard, a variance from *Sec. 13-13* of the Zoning Ordinance.



4363 Buno Rd. • Brighton, Michigan 48114-9298 • Telephone: (810)229-0550 Fax: (810) 229-1778
www.brightontwp.com

ZONING BOARD OF APPEALS APPLICATION

1. Date Filed 9/21/16 3. ZBA Number _____

2. Meeting Date 10/26/16 4. Fee Paid _____

5. Applicant Information

Name Gregory Dean
Address 129 N Lafayette St.
City/State/Zip South Lyon, MI 48178
Phone 248-921-5098 Fax 810-213-4840

Interest in the Property (e.g. fee simple, land option, etc.)
 Property Owner Other (Specify) Agent for fee simple owner

6. Current Property Owner Information

Name Jade Womack
Address 3576 Rose Ann Drive
City/State/Zip Brighton, MI 48114
Phone _____ Fax _____
Length of Ownership _____

7. Location of Property for which the Variance is Requested

Address 3576 Rose Ann Drive, Brighton
Cross Streets _____
Tax I.D. # 4712-21-400-024

8. Property Information

Zoning District R-2
Area (Acreage) 17.02 Width 692.51' Depth 894.2' - 1518.22'
Current Use residential

RECEIVED

SEP 21 2016

9. Variance Request

Total Number of Variances Requested 1

Describe your Request We are seeking to locate
a pool partially in the side yard

Section(s) of the Zoning Ordinance 1.3-13

10. Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. How would the strict compliance with the area, setbacks, frontage, height, bulk, density, or other non-use matters unreasonably prevent the owner from using the property for a permitted purpose or render the conformity unnecessarily burdensome?

We have a septic field in the rear yard, which
was the only reasonable area due to wet areas
and distances from the field to the house.
Further, the structure of the home and the gas and
electric lines would make other locations unduly
burdensome.

- b. How would a variance do substantial justice to the applicant as well as to other property owners in the district?

The variance would allow the owner to have a pool
which is a permissible use in R-2. The other
owners are remote from the pool and bushes and
shrubs will be added to screen sightlines from
other neighboring owners

- c. Would a lesser variance than the requested give substantial relief to the applicant and or be more consistent with justice to other properties? If not, please explain why?

No. The pool is already being situated in the rear yard as much as possible, given the configuration and the location of the septic field.

- d. Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

No. The only reasonable place for the septic field, which occupies most of the rear yard, and necessitates this variance, is its current location, due to wet areas of the parcel.

- e. Is the variance requested the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty?

Yes. The pool is situated in the rear of the property as much as possible.

- f. Will the granting of the variance materially impair the intent and purpose of this ordinance?

No. The parcels in this area are large and the pool will not be visible from the applicant owner's driveway, let alone neighboring parcels. The intent behind requiring pools in the rear yard is to avoid sightlines to the pool and the proposed development with the variance will accomplish this purpose.

11. Criteria for a Use Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. Can the site be reasonably used for any of the uses allowed within the current zoning designation?

N/A

- b. Are there unique circumstances peculiar to the property and not generally applicable in the area to other properties in the same zoning district?

N/A

- c. Was the need for a variance self-created by either the applicant or the applicant's immediate predecessor?

N/A

- d. Will the capacity and operation of the infrastructure be significantly compromised?

n/a

- e. Will the granting of a use variance not alter the essential character of the neighborhood nor be a detriment to adjacent properties?

n/a

12. Criteria for Appeals and Interpretations

The Zoning Board of Appeals is bound by the same rules, procedures, and standards of the Ordinance. The Zoning Board of Appeals should uphold the original decision unless the record clearly shows that the original decision body or official was one of the following:

- a. Arbitrary and capricious; or
- b. Filled to ensure consistency with ordinance standards; or
- c. Made an error, such as relying on false or inaccurate information, or
- d. Constituted an abuse of discretion; or
- e. Was based upon erroneous interpretation of the zoning ordinance or zoning law.

Please describe how your appeal meets one of these criteria: _____
n/a - dimensional variance

LAW OFFICES OF GREGORY DEAN, PLLC

AUTHORIZATION TO PERMIT GREGORY DEAN TO ACT AS AGENT

Name: JADE WOMACK
P.I.N.: 4712-21-400-026
Address: 3576 Rose Ann Drive, Brighton, MI 48114

I, JADE WOMACK, hereby authorize Gregory G. Dean, whose address is 129 N. Lafayette Street, South Lyon, MI 48178, and whose phone number is (248) 921-5098, to act as my Designated Agent to apply for a variance with the Brighton Township Zoning Board of Appeals with respect to the captioned property. I further authorize Gregory Dean to act as my agent in all matters involving the requested variance, including but not limited to completing and signing the application, meeting with the building and zoning officials, and presenting the proofs on my behalf at the hearing.

Signature J
Street Address 3576 Rose Ann Drive
Brighton, MI 48114
City, State & Zip Code

Dated: 9/12/16

Subscribed and sworn to before me this
12th day of SEPT, 2016

Andrew Williams Notary Public
Livingston County, Michigan
Acting in the County of Cakland
My Commission Expires: 11-16-19

RECEIVED
SEP 21 2016
BRIGHTON TOWNSHIP

September 27, 2016

Via email

Kelly Mathews
Brighton Township Planner
4363 Buno Rd.
Brighton, MI 48114-9298

**Re: Application for Dimensional Variance
3576 Rose Ann Drive
PIN: 4712-21-400-026**

Dear Ms. Mathews:

In response to your question about possible relocation of the pool to the west, behind the drain field, we would submit the following:

1. The pool is 30 feet wide, with 10 feet of deck on each side, for a total width of 50 feet. The distance from the edge of the septic field to the property line is 51 feet. With the ten foot setback requirements from both the property border and the septic field, there would only be 31 feet width for the pool. Accordingly, the pool would not fit. See attached photograph taken by the landscape company rep, with the measurements set forth thereon.
2. As noted on the photo, there is a drain swale, by which water from the south drains across that area to the north, and then off the property. This flow would be interrupted by the relocation of the pool.
3. If the pool were relocated to the west, even if there were enough width, a great deal of woods would have to be taken down to accommodate it, which would deplete screening for the properties behind (west) of the parcel.
4. The gas and electric lines would have to run out an additional 200 feet, which would compromise voltage and gas pressure.

For the above reasons, although it requires a variance, the location of the pool as proposed is the optimum placement.

My client has indicated that if either you or any of the board members would like to come out and inspect the property, she would be more than happy to accommodate you. The physical characteristics of the parcel that lead to the need for a variance would be much more apparent with an actual inspection.

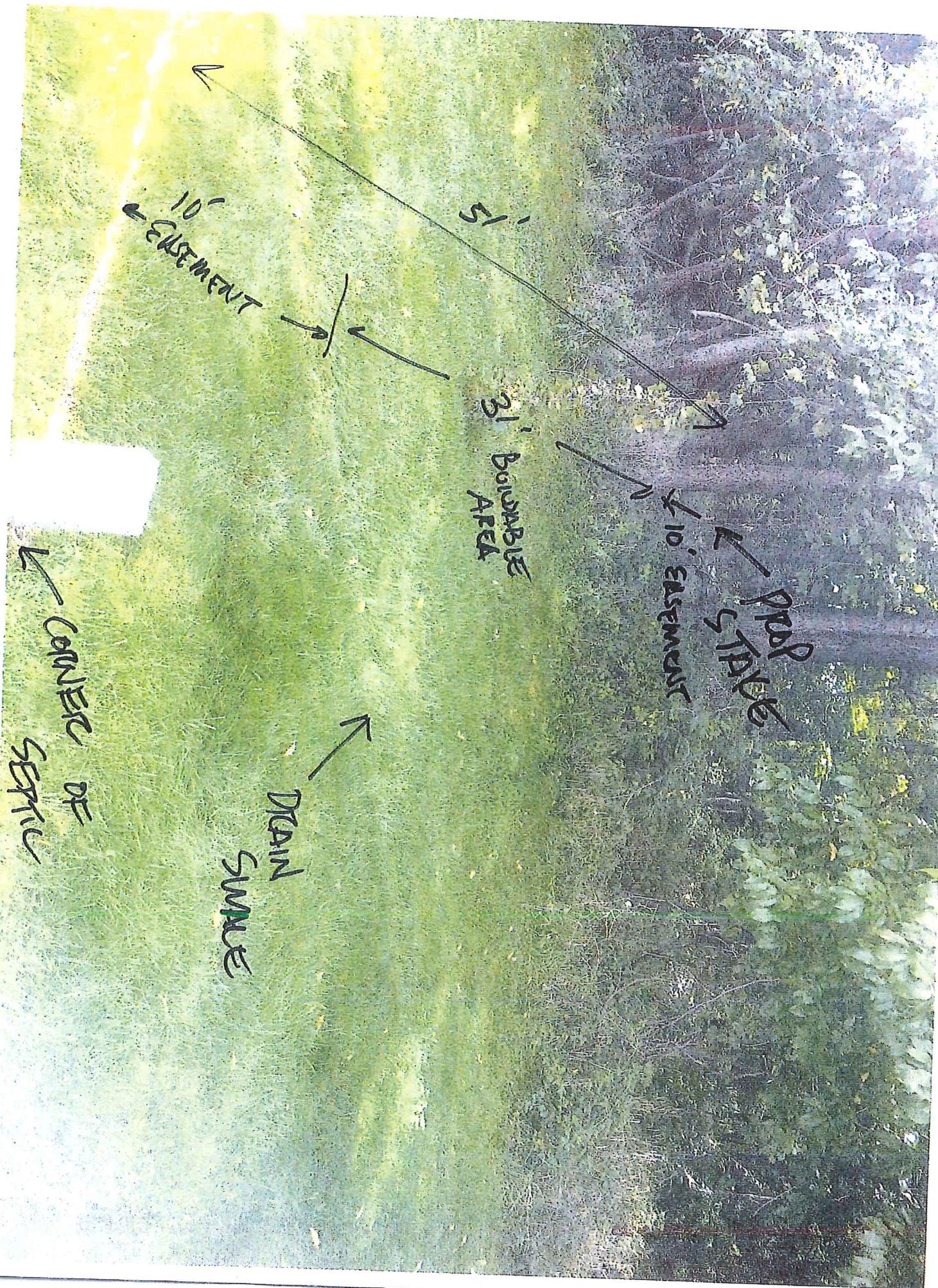
If you have any questions, comments, or concerns, do not hesitate to call.

Very truly yours,

/s/ Gregory G. Dean

Gregory G. Dean

Cc: David Brock (via email)



10' EASEMENT

5'

3' BOUNDABLE AREA

10' EASEMENT

PROPERTY

DRAIN SWALE

CORNER OF SEPTIC

Conceptual Landscape Plan for
3576 Rose Ann Drive, Dated
September 23, 2016

Available for viewing in the
Planning and Clerk's Department

MEMORANDUM

TO: BRIGHTON TOWNSHIP RESIDENTS
FROM: ANN M. BOLLIN, CLERK
SUBJECT: ZONING BOARD OF APPEALS ELECTRONIC PACKETS
DATE: MAY 6, 2016

Packets for the Brighton Township Zoning Board of Appeals meetings posted to the website contain scanned original documents. These electronic packets are subject to change based on meeting material presented to the Zoning Board of Appeals throughout the course of the meeting. For a complete original packet following the Zoning Board of Appeals meeting contact the Clerk's Office at 810-229-0560 or via email: clerk@brightontwp.com