

MINUTES

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

JUNE 22, 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
Absent: R. Doughty

CALL TO THE PUBLIC
None

AGENDA
F. Grapentien moved and D. Hawk seconded **to approve the agenda as amended adding a tribute to Ron Doughty.**
Motion carried.

MINUTES
J. Dorset moved and J. McKeon seconded **to approve the April 27, 2016 regular meeting minutes as presented.**
Motion carried (F. Grapentien abstained).

BUSINESS
TRIBUTE TO RON DOUGHTY
F. Grapentien spoke about Ron Doughty, a long time member of the Planning Commission and ZBA, and his wife Cathy Doughty, a long time Township Trustee.

ZBA APPLICATION # 16/06; LOCATION: 9404 EDWARD DRIVE; TAX ID # 12-20-202-016; OWNER AND APPLICANT: MAUREEN HILL; ZONING: R-2 (RESIDENTIAL SINGLE FAMILY)
a. Addition to Non-Conforming Buildings and Lots, a variance from Zoning Ordinance *Article 21, Sec. 's 21-04 and 21-05*
b. Side Yard Setback Variance, a variance from Zoning Ordinance *Article 3, Sec. 3-03, District Regulations*

Applicant Representative Terry Adams, builder, summarized the variance request for the addition of an attached garage stating that a twenty (20) ft. by twenty-four (24) ft. attached garage is planned. Maureen Hill, Owner, bought the home and it had non-conforming setbacks on the north and south sides and most of the garage had been converted without permits into living space. Therefore, essentially no garage exists. A six (6) ft. variance to allow an attached garage to be located six (6) ft. versus the required twelve (12) ft. setback on the northerly side is proposed. He explained that there is no other location for an attached garage due to well and septic locations and underground utility line placement.

PUBLIC HEARING
The public hearing opened at 7:20 p.m.
None.
The public hearing closed at 7:20 p.m.

J. Dorset moved and J. Gibbons seconded **to approve a variance from Zoning Ordinance Article 21, Sec.'s 21-04 and 21-05 to allow an attached garage to be constructed on a non-conforming building for ZBA Application # 16/06; Location: 9404 Edward; Tax ID # 12-20-202-016; Owner and Applicant: Maureen Hill, for the following reasons: based on the Township Planner's report dated May 27, 2016 there is a practical difficulty to not allow the variance request and substantial justice to allow the variance request;**

the variance does not affect public safety or welfare; there is no negative impact on the neighborhood; the impact is positive; and there are extraordinary circumstances.

Ayes: F. Grapentien, J. Dorset, D. Hawk, J. Gibbons, J. McKeon

Nays: J. Cogley

Motion carried.

J. Dorset moved and J. Gibbons seconded to approve a variance from Zoning Ordinance *Article 3, Sec. 3-03* for ZBA Application # 16/06; Location: 9404 Edward; Tax ID # 12-20-202-016; Owner and Applicant: Maureen Hill, to allow an attached garage to be located six (6) ft. from the northerly side yard setback for the following reasons: based on the Township Planner's report dated May 27, 2016 there is a practical difficulty to not allow the variance request and substantial justice to allow the variance request; the variance does not affect public safety or welfare; there is no negative impact on the neighborhood; the impact is positive; and there are extraordinary circumstances.

Motion carried.

REPORTS AND CORRESPONDENCE

D. Hawk - Township Board update.

F. Grapentien - Woodland Lake update: goose round-up.

CALL TO THE PUBLIC

None.

J. Cogley moved and J. Dorset seconded to adjourn.

Motion carried.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk