

## MINUTES

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

APRIL 26, 2017  
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, S. Theis, J. Cogley, J. Gibbons, J. Stinedurf, C. Moran (alt.)  
Absent: J. McKeon

CALL TO THE PUBLIC  
None.

### AGENDA

J. Dorset moved and J. Stinedurf seconded **to approve the agenda as presented.**  
Motion carried.

### MINUTES

J. Cogley moved and J. Dorset seconded **to approve the March 22, 2017 regular meeting minutes as presented.**  
Motion carried.

ZBA APPLICATION # 17/02; LOCATION: 8278 WOODLAND SHORE DRIVE; TAX ID # 12-18-304-042;  
OWNER AND APPLICANT: STEVEN BELANGER; ZONING: R-5 (WATERFRONT RESIDENTIAL)

- a. Variance from *Article 3-03(a), District Regulations, Natural Features/Waterfront Setback*, of the Zoning Ordinance.
- b. Variance from Zoning Ordinance *Article 3-03(a), District Regulations, Lot Coverage*.

a. Applicant Steven Belanger overviewed his request for a variance of five (5) feet from the natural features/waterfront setback in the area of his home. He stated that there is one home that is set further back than most in the area which skews the average and without that home he would meet the average and that he is not changing much from what currently exists. K. Mathews presented her report dated March 24, 2017.

### PUBLIC HEARING

**The public hearing opened at 7:15 P.M.**

Helen Utley, 8274 Woodland Shore Drive - Stated she didn't have any issues with the proposal to have a roof over the porch with open sides on the lake side of the home but would not want it enclosed due to line of site and airflow.

E-mail dated April 24, 2017 from Dan Boss - supporting the variance requests.

E-mail dated April 23, 2017 from Jim Sarna - supporting the variance requests.

**The public hearing closed at 7:20 P.M.**

J. Dorset moved and J. Stinedurf seconded **to approve the variance request to allow a five (5) ft. variance from the natural features/waterfront setback, a variance from Zoning Ordinance Article 3-03(a) for ZBA Application # 17/02 based on the documentation provided from the Township Planner to allow a setback from fifty-two (52) ft. to forty-seven (47) feet, a variance of five (5) feet.**  
Motion carried.

- b. Variance from Zoning Ordinance *Article 3-03(a), District Regulations, Lot Coverage*.

Applicant Steven Belanger overviewed his request for a variance for lot coverage. With removal of a portion of the deck on the lake side of the property, the lot coverage is staying the same, which is over the allowable lot

coverage. The lot coverage is thirty-one percent (31%) verses the twenty-five percent (25%) allowed in the R-5 Zoning District.

PUBLIC HEARING

**The public hearing opened at 7:27 P.M.**

E-mail dated April 24, 2017 from Dan Boss - supporting the variance requests.

E-mail dated April 23, 2017 from Jim Sarna - supporting the variance requests.

**The public hearing closed at 7:27 P.M.**

J. Cogley moved and J. Stinedurf seconded **to approve the variance request to allow a lot coverage of thirty-one percent (31%), a variance from Zoning Ordinance Article 3-03(a) for ZBA Application # 17/02 based on the following reasons: the Applicant is not adding any further impact on the real estate than currently exists, he is putting money into his property which helps the neighborhood, and this variance brings a non-conforming situation into compliance.**

Motion carried.

REPORTS AND CORRESPONDENCE

None.

CALL TO THE PUBLIC

None.

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

Motion carried.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

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Frank Grapentien, Chairperson

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John Gibbons, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk