

MINUTES

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

JUNE 19, 2019
SPECIAL 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, C. Moran (alt.), J. Cogley, J. Dorset, J. Stinedurf, J. McKeon, S. Theis
Absent: J. Gibbons

CALL TO THE PUBLIC
None.

AGENDA

J. Cogley moved and J. McKeon seconded **to approve the agenda as presented.**
Ayes: F. Grapentien, C. Moran (alt.), J. Cogley, J. Dorset, J. Stinedurf, J. McKeon, S. Theis
Nays: None
Motion carried.

MINUTES

J. Dorset moved and J. Cogley seconded **to approve the May 22, 2019 regular meeting minutes as presented.**
Ayes: F. Grapentien, J. Cogley, J. Dorset
Nays: None
Abstain: S. Theis, J. Stinedurf, J. McKeon, C. Moran
Motion carried.

ZBA APPLICATION # 19/10; LOCATION: 4661 MYSTIC HILLS CT.; TAX ID # 12-25-400-040; OWNER: JASON KOONCE; APPLICANT: BRIVAR CONSTRUCTION; ZONING: RC (RESIDENTIAL COUNTRY)
a. Lot Coverage, a variance from *Article 3, Sec. 3-03, District Regulations*, of the Zoning Ordinance.
Applicant Representative Jay Howie and other Applicant Representatives were in attendance along with the owner. The Applicant Representatives explained the design changes per new NCAA rules since the November 2018 meeting when the variance for lot coverage was approved. The new five (5) ft. addition increases the total square footage of the structure by 270 sq. ft. and minimally increases the lot coverage. K. Mathews reviewed her report dated May 21, 2019.

PUBLIC HEARING

The public hearing opened at 7:05 p.m.
A letter from Edward Burger, 13701 Whitetail Run, dated June 12, 2019 - support.
The public hearing closed at 7:05 p.m.

J. Dorset moved and S. Theis seconded **to approve the variance request, a 3.2 percent increase over the allowable five (5%) percent lot coverage, a variance from *Article 3, Sec. 3-03* for ZBA Application # 19/10; Tax ID # 12-25-400-040 for the following reasons: compliance with the strict letter of the restrictions would unreasonably prevent the use of the property; granting of the requested variance 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 requested variance does not substantially 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 will not substantially interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood; there are exceptional circumstances or conditions applicable to the property and the intended use that do not generally apply to other properties or uses; and there is no opposition in the neighborhood.**

Ayes: F. Grapentien, C. Moran (alt.), J. Cogley, J. Dorset, J. Stinedurf, S. Theis
Nays: J. McKeon
Motion carried.

REPORTS AND CORRESPONDENCE

K. Mathews overviewed the Master Plan progress to date.

CALL TO THE PUBLIC

None.

J. Dorset moved and S. Theis seconded **to adjourn.**

Ayes: F. Grapentien, C. Moran (alt.), J. Cogley, J. Dorset, J. Stinedurf, S. Theis, J. McKeon

Nays: None

Motion carried.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary