

## MINUTES

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

**JUNE 24, 2020  
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, C. Moran (alt.), J. Cogley, J. Stinedurf, S. Theis, J. Dorset, J. Gibbons  
Absent: J. McKeon

CALL TO THE PUBLIC  
None

### AGENDA

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

### MINUTES

C. Moran moved and S. Theis seconded **to approve the November 20, 2019 regular meeting minutes as presented.**  
Ayes: F. Grapentien, C. Moran (alt.), J. Cogley, J. Gibbons, J. Stinedurf, J. Dorset, S. Theis  
Nays: None  
Motion carried.

### 2020 OFFICER ELECTIONS

F. Grapentien moved and J. Cogley seconded **to appoint F. Grapentien as Chairperson; John Dorset as Vice-Chairperson; and John Gibbons as Secretary for 2020.**  
Ayes: F. Grapentien, C. Moran (alt.), J. Cogley, J. Gibbons, J. Stinedurf, J. Dorset, S. Theis  
Nays: None  
Motion carried.

ZBA APPLICATION # 20/01; LOCATION: 11261 NEWMAN; TAX ID # 12-15-100-007; OWNER AND APPLICANT: LAUREL OLIVERIO AND ROBB KRAGH; ZONING: RC (RESIDENTIAL COUNTRY)  
a. Lot Coverage, a variance from *Article 3, Sec. 3-03, District Regulations*, of the Zoning Ordinance.  
Applicants Laurel Oliverio and Robb Kragh overviewed their variance request. She presented two (2) support letters from adjacent neighbors for her proposal (11235 and 11283 Newman). K. Mathews reviewed her report dated May 19, 2020.

### PUBLIC HEARING

**The public hearing opened at 6:52 p.m.**  
E-mail dated 6/24/20 from Stephanie Doran was read into record - support  
**The public hearing closed at 6:53 p.m.**

J. Dorset moved and S. Theis seconded **to approve the variance request, a two percent (2%) increase over the allowable lot coverage of five (5%) percent, a variance from Article 3, Sec. 3-03 for ZBA Application # 20/01; Tax ID #12-15-100-007 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 two percent (2%) increase in lot coverage has no impact to the neighbors.**

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

Nays: None

Motion carried.

ZBA APPLICATION # 20/02; LOCATION: 2629 PARKLAWN; TAX ID # 12-16-301-055; OWNER AND APPLICANT: JENNIFER DECHALK (PARKIN) AND MIKE PARKIN; ZONING: R-5 (WATERFRONT RESIDENTIAL)

a. Natural Features/Waterfront Setback, a variance from *Article 3, Sec. 3-03, District Regulations*, of the Zoning Ordinance

Applicants Jennifer DeChalk (Parkin) and Mike Parkin overviewed their variance request. K. Mathews reviewed her report dated May 27, 2020.

#### PUBLIC HEARING

**The public hearing opened at 7:13 p.m.**

None.

**The public hearing closed at 7:13 p.m.**

a. J. Cogley moved and J. Stinedurf seconded to approve the variance request, Natural Features/Waterfront Setback, a variance from *Article 3, Sec. 3-03, District Regulations*, of the Zoning Ordinance for ZBA Application # 20/02; Tax ID #12-16-301-055 to allow a 57 ft. setback for the following reasons: compliance with the strict letter of the restrictions would unreasonably prevent the use of the property; granting of the requested variances 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; and there are exceptional circumstances or conditions applicable to the property.

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

Nays: None

Motion carried.

#### ADOPTION OF UPDATED ZBA BY-LAWS

F. Grapentien went through the by-laws and proposed various changes which will be reviewed and brought back at a later date.

#### REPORTS AND CORRESPONDENCE

J. Stinedurf - PC Update - BCCG

S. Theis - TB update - Road Special Assessment Districts (SAD's)

#### CALL TO THE PUBLIC

None

C. Moran moved and S. Theis seconded to adjourn.

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

Nays: None

Motion carried.

The meeting adjourned at 7:49 p.m.

Respectfully submitted,

\_\_\_\_\_  
Frank Grapentien, Chairperson

\_\_\_\_\_  
John Gibbons, Secretary

✓  
\_\_\_\_\_  
Kelly Matthews, Recording Secretary