

MINUTES

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

JUNE 27, 2018
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Vice-Chairperson J. Dorset called the meeting to order at 7:05 P.M. The Pledge of Allegiance was said.
Present: J. Gibbons, J. Dorset, S. Theis, J. Stinedurf, C. Moran (alt.)
Absent: ~~J. McKeon~~, F. Grapentien, J. Cogley

CALL TO THE PUBLIC
None.

AGENDA

J. Stinedurf moved and J. Gibbons seconded to **approve the agenda with item G2 postponed until next month.**
Ayes: J. Gibbons, J. Dorset, S. Theis, J. Stinedurf, C. Moran
Motion carried.

MINUTES

S. Theis moved and J. Stinedurf seconded to **approve the April 25, 2018 regular meeting minutes as presented.**
Ayes: J. Gibbons, J. Dorset, S. Theis, J. Stinedurf, C. Moran
Motion carried.

ZBA APPLICATION # 18/06; LOCATION: 10557 KENICOTT; TAX ID # 12-33-204-024; OWNER AND APPLICANT: RICHARD AND SALLY MARSHALL; ZONING: R-2 (RESIDENTIAL SINGLE FAMILY)
a. Lot Coverage, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.
Applicant Representative, John Dinsler, Arcadia Design, 7091 Augustine Ct., Fenton, MI overviewed the proposal for a lot coverage variance of three (3%). He explained that the lot is very small for the site. It is only .36 acres where a new lot in the R-2 zoning district would require .91 acres. Therefore, it is difficult to do an addition that meets the ordinance. They did reduce the addition from what they originally proposed and have made it so it blends into the neighborhood.

PUBLIC HEARING

The public hearing opened at 7:15 p.m.

Karl Papenhagen, 10651 Abbey Dr. - Supports the request.

Gentleman on Kenicott - Will this variance request set a precedent; how does it affect the deed restrictions in the subdivision (i.e. multi-family in one home) ?

The public hearing closed at 7:25 p.m.

Planner K. Mathews reviewed her report dated May 29, 2018.

J. Gibbons moved and C. Moran seconded to **approve the variance request, Lot Coverage, a variance of three (3%) percent from Article 3, Sec. 3-03 of the Zoning Ordinance for ZBA Application # 18/06; Location: 10557 Kenicott; Tax ID # 12-33-204-024; Owner and Applicant: Richard and Sally Marshall for the following reasons: there is a practical difficulty with the addition with the size of the lot; it will do substantial justice to the applicant and surrounding neighborhood; it is not an existing condition i.e. the size of the lot; it will not affect public safety and welfare; it won't affect the continued use of the property; and is not self-created.**

Ayes: J. Dorset, S. Theis, J. Stinedurf, ~~J. McKeon~~, C. Moran
Motion carried.

[Handwritten signatures: J. McKeon, John Gibbons]

ZBA APPLICATION # 18/07; LOCATION: LANGDON DR.; TAX ID #'s 12-32-201-086 and 085; OWNER AND APPLICANT: JOHN AND JENNIFER CONELY; ZONING: R-4 (RESIDENTIAL SINGLE FAMILY)

- a. Front Yard Setback, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.
- b. Lot Coverage, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.

Per the applicant's request, the matter is postponed until the July 25th ZBA meeting.

REPORTS AND CORRESPONDENCE

J. Stinedurf - PC update - Verizon applications on GM Proving Grounds.

J. Dorset - No Utilities Committee.

S. Theis - Township Board update including sewer litigation and Master Plan.

CALL TO THE PUBLIC

Gentleman on Kenicott – When will the results of this variance request would be posted? (It was stated when the meeting minutes are posted).

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

Ayes: J. Gibbons, J. Dorset, S. Theis, J. Stinedurf, C. Moran

Motion carried.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk