

## MINUTES

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

SEPTEMBER 26, 2018  
REGULAR MEETING  
7:00 P.M.  
(810) 229.0562

Vice-Chairperson J. Dorset called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.  
Present: J. Gibbons, J. Dorset, J. Stinedurf, C. Moran (alt.), J. McKeon, J. Cogley, S. Theis  
Absent: F. Grapentien

### CALL TO THE PUBLIC

None.

### AGENDA

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

### MINUTES

C. Moran moved and J. Gibbons seconded **to approve the August 22, 2018 regular meeting minutes as presented.**  
Ayes: J. Gibbons, J. Dorset, J. Stinedurf, C. Moran (alt.), J. Cogley  
Nays: None  
Abstain: J. McKeon  
Motion carried.

ZBA APPLICATION # 18/17; LOCATION: 8554 McCLEMENTS; TAX ID # 12-07-200-051; OWNER AND APPLICANT: JON LUOMA; ZONING: RC (RESIDENTIAL COUNTRY)

- a. Accessory Structure in Front Yard, a variance from *Article 3, Sec. 3-04(c)* of the Zoning Ordinance.
- b. Front Yard Setback, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.
- c. Side Yard Setback, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.

Applicant Jon Luoma explained that he would like to construct an accessory structure in front of the home; due to the constraints on the site, power lines, engineered septic system, wetlands/marsh and placement of the home, the only location is in the front yard but it will be screened with existing landscaping along McClements. He stated that he is planning on a garage that will be vinyl sided and match his home.

S. Theis arrived at 7:05 P.M.

K. Mathews reviewed her report dated August 27, 2018. The applicant stated that he will leave the existing trees along McClements and will only remove those for the garage.

### PUBLIC HEARING

**The public hearing opened at 7:08 p.m.**

None.

**The public hearing closed at 7:08 p.m.**

J. Stinedurf moved and C. Moran seconded **to approve the following variance requests, Accessory Structure in Front Yard, Front Yard Setback, and Side Yard Setback, variances from Zoning Ordinance Article 3, Sec. 3-04(c) and Sec. 3-03 for ZBA Application # 18/17, Tax ID # 12-07-200-051, for the following reasons: compliance with the strict letter of the restrictions governing placement of an accessory structure 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 variances do 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 variances 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 and the intended use that do not generally apply to other properties or uses.

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

Nays: None

Motion carried.

#### REPORTS AND CORRESPONDENCE

J. Stinedurf - No Planning Commission update.

S. Theis – Township Board update: sewer lawsuit.

#### CALL TO THE PUBLIC


None.

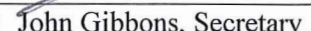
J. Cogley moved and J. McKeon seconded **to adjourn.**

Motion carried.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

  
Frank Grapentien, Chairperson

  
John Gibbons, Secretary

  
Kelly Mathews, Recording Secretary

  
Ann M. Bollin, CMC, CMMC, Clerk