

MINUTES

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

JANUARY 25, 2023
REGULAR MEETING
6:30 P.M.
(810) 229.0562

Acting Chairperson J. Dorset called the meeting to order at 6:30 P.M. The Pledge of Allegiance was said.
Present: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard
Absent: F. Grapentien

CALL TO THE PUBLIC
None

AGENDA

J. McKeon moved and P. Lyon seconded **to remove item G2 as requested by the Applicant.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard
Nays: None
Motion carried.

MINUTES

J. Cogley moved and J. Gibbons seconded **to approve the December 21, 2022 regular meeting minutes as presented.**
Ayes: J. Cogley, J. Dorset, J. Gibbons
Nays: None
Abstain: P. Lyon (alt.), J. McKeon, R. Drouillard
Motion failed.

ELECTION OF 2023 OFFICERS

J. Cogley moved and J. McKeon seconded **to appoint F. Grapentien as Chairperson for 2023.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard
Nays: None
Motion carried.

P. Lyon moved and J. Cogley seconded **to appoint J. Dorset as Vice-Chairperson for 2023.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard
Nays: None
Motion carried.

J. Dorset moved and J. Cogley seconded **to appoint J. Gibbons as Secretary for 2023.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard
Nays: None
Motion carried.

ZBA APPLICATION #22/26: APPLICANT: ANTHONY SPENCER; OWNER: IMAN PARIROKH;
ADDRESS: 5298 VAN AMBERG; TAX ID#: 12-27-300-042; ZONING: R-2 (RESIDENTIAL SINGLE
FAMILY)

Accessory structure in Front Yard, a variance from *Article 3, Sec. 3-04(c)* of the Zoning Ordinance.
At the Applicant's request, the item was withdrawn.

ZBA APPLICATION #22/27: APPLICANT AND OWNER: SUSAN VAS AND MICHAEL OLLETTE;
ADDRESS: 12292 DELLA DR.; TAX ID#: 12-23-101-020; ZONING: R-5 (WATERFRONT RESIDENTIAL)
Side Yard Setback for a generator, a variance from *Article 13, Sec. 13-10* of the Zoning Ordinance.
Applicant Susan Vas and Michael Ollette overviewed their request to have a generator in the side yard.

PUBLIC HEARING

The public hearing opened at 6:46 p.m.

Greg Bosak, E. Bay Ridge, Au Gres, MI owns two (2) vacant properties across the street - no concerns.

The public hearing closed at 6:50 p.m.

P. Lyon moved and J. McKeon seconded to approve the variance request, a variance to allow a generator in the side yard setback at 3.2 ft. instead of the required twelve (12) ft., a variance from Article 3, Sec. 3-03 of the Zoning Ordinance for ZBA Application # 22/27; Tax ID #12-23-101-020 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 will 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; and the variance does not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood; the variance is not self-created; and there are exceptional circumstances or conditions applicable to the property.

Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard

Nays: None

Motion carried.

REPORTS AND CORRESPONDENCE

R. Drouillard - TB update: Water agreement with DA Building; grinder contract with Fonson Company; voting equipment; and 2023 meeting schedule.

CALL TO THE PUBLIC

None.

P. Lyon moved and J. Cogley seconded to adjourn.

Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, J. Dorset, J. McKeon, R. Drouillard

Nays: None

Motion carried.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary