

MINUTES

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

MAY 26, 2021
REGULAR MEETING
6:30 P.M.
(810) 229.0562

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

CALL TO THE PUBLIC

None.

AGENDA

J. Cogley moved and J. McKeon seconded **to approve the agenda as presented.**
Ayes: F. Grapentien, J. Cogley, J. Dorset, J. Gibbons, R. Drouillard, J. McKeon
Nays: None
Motion carried.

MINUTES

J. Dorset moved and J. McKeon seconded **to approve the April 28, 2021 regular meeting minutes as presented.**
Ayes: F. Grapentien, J. Gibbons, J. Dorset, J. McKeon, J. Cogley
Nays: None
Abstain: R. Drouillard
Motion carried.

A. Lutes arrived a few minutes late.

ZBA APPLICATION # 21/03; LOCATION: 12366 HYNE; TAX ID # 12-11-300-021; OWNER: MICHAEL HUGLER; APPLICANT: MICHAEL HUGLER; ZONING: RC (RESIDENTIAL COUNTRY)

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

Chairperson F. Grapentien overviewed the variance request. Applicant Michael Hugler overviewed the variance requests. K. Mathews reviewed her report dated April 21, 2021.

PUBLIC HEARING

The public hearing opened at 6:40 p.m.

Ken Tyler, 9292 Rolling Pines, Green Oak - support.

The public hearing closed at 6:41 p.m.

J. Gibbons and A. Lutes seconded **to approve the variance requests, a variance to allow a front yard setback and lot coverage, variances from Section 3-03 of the Zoning Ordinance to allow a detached garage for ZBA Application # 21/03; Tax ID #12-11-300-021 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 variances 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 variances do 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: F. Grapentien, A. Lutes, J. Dorset, J. Gibbons, R. Drouillard, J. Cogley, J. McKeon

JUN 23, 2021

Naves: None
Motion carried.

ZBA APPLICATION # 21/04; LOCATION: 11216 SPENCER; TAX ID # 12-27-300-045; OWNER: DANUT PRAHOVEANU; APPLICANT: DANUT PRAHOVEANU; ZONING: R-2 (RESIDENTIAL SINGLE FAMILY)

a. Side Yard Setback, a variance from *Sec. 3-03* of the Zoning Ordinance
Chairperson F. Grapentien overviewed the variance request. K. Mathews reviewed her report dated April 26, 2021.

PUBLIC HEARING

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

E-mail dated 5/13/21 from David Arnesen - deny

Keith Hutchins on behalf of his mom at 11180 Spencer - deny

The public hearing closed at 6:52 p.m.

J. Dorset moved and J. Cogley seconded to approve the variance request, a variance to allow a variance of six (6) ft. from the required twelve (12) ft. side yard setback, a variance from *Sec. 3-03* of the Zoning Ordinance for ZBA Application # 21/04; Tax ID #12-27-300-045 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; and there are exceptional circumstances or conditions applicable to the property.

Ayes: None.

Naves: F. Grapentien, A. Lutes, J. McKeon, J. Cogley, J. Dorset, J. Gibbons, R. Drouillard

Motion carried.

REPORTS AND CORRESPONDENCE

J. Dorset - Utilities Committee update - Samona sewer REU appeal for mini-storage building soon.

R. Drouillard - Federal monies

CALL TO THE PUBLIC

None.

A. Lutes moved and R. Drouillard seconded to adjourn.

Ayes: F. Grapentien, A. Lutes, J. McKeon, R. Drouillard, J. Dorset, J. Gibbons, J. Cogley

Naves: None

Motion carried.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

John 23, 2021