

MINUTES

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

MAY 31, 2023
RESCHEDULED 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: J. Gibbons, B. Kittridge (alt.), J. Cogley, J. McKeon, F. Grapentien, R. Drouillard
Absent: S. Holden, J. Dorset

CALL TO THE PUBLIC
None

AGENDA

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

MINUTES

J. Cogley moved and J. McKeon seconded **to approve the April 26, 2023 regular meeting minutes as presented.**
Ayes: J. Gibbons, J. Cogley, J. McKeon, F. Grapentien
Nays: None
Abstain: B. Kittridge (alt.), R. Drouillard
Motion carried.

ZBA APPLICATION #23/04: APPLICANT AND OWNER: JOHN AND NANCY BIALOWICZ; ADDRESS: 106 S. PLEASANT VALLEY; TAX ID#: 12-02-201-010; ZONING: R-CE (RESIDENTIAL COUNTRY ESTATES)
Lot Coverage, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance. F. Grapentien overviewed the variance request. Applicant John Bialowicz overviewed his request. K. Mathews reviewed her report.

PUBLIC HEARING

The public hearing opened at 6:45 p.m.
None.
The public hearing closed at 6:45 p.m.

J. Cogley moved and B. Kittridge seconded **to approve the variance request, a variance to allow a lot coverage of eight (8%) percent instead of the required five (5%) percent, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance for ZBA Application #23/04; Tax ID #12-02-201-010 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, B. Kittridge (alt.), J. Cogley, J. McKeon, F. Grapentien, R. Drouillard
Nays: None
Motion carried.

ZBA APPLICATION #23/05: APPLICANT AND OWNER: CHRISTOPHER AND HOPE SCHULER; ADDRESS: 3307 OAK KNOLL; TAX ID#: 12-19-201-018; ZONING: R-5 (WATERFRONT RESIDENTIAL)
Lot Coverage, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.
F. Grapentien and B. Kittridge said they live on Woodland Lake but have no financial interest in the project.
F. Grapentien overviewed the variance request. Applicant Christopher Schuler overviewed his request. K. Mathews reviewed her report.

PUBLIC HEARING

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

The following e-mails were read into the record:

5/18/23 e-mail from Stan and Paula Lawrence, 3373 Oak Knoll - support

5/21/23 e-mail from Bradford and Susan Huff, 3313 Oak Knoll - support

Petition signed by Nancy and Daniel McGraw, 3275 Causeway Dr; Jacqueline and Mark Aguilar, 3295 Causeway; Ronald and Shirley Cervenak, 3301 Oak Knoll, and Douglas Taylor, 3319 Oak Knoll – support was read into the record.

Douglas Taylor, 3319 Oak Knoll - voiced support for the variance request.

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

R. Drouillard said she lives on Woodland Lake but she has no financial interest in the project.

J. Cogley moved and R. Drouillard **seconded to approve the variance requests, Section 3-03 of the Zoning Ordinance for ZBA Application # 23/05; Tax ID #12-19-201-018 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. There are no objections from the neighborhood and positive support from the immediate neighbors.**

Ayes: J. Gibbons, B. Kittridge (alt.), J. Cogley, J. McKeon, F. Grapentien, R. Drouillard

Nays: None

Motion carried.

REPORTS AND CORRESPONDENCE

R. Drouillard - TB update: Gravel pit resolution, Veterans Park, Audit

CALL TO THE PUBLIC

None.

R. Drouillard moved and B. Kittridge **seconded to adjourn.**

Ayes: J. Gibbons, B. Kittridge (alt.), J. Cogley, J. McKeon, F. Grapentien, R. Drouillard

Nays: None

Motion carried.

The meeting adjourned at 6:59 p.m.

Respectfully submitted.

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary