

MINUTES

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

JUNE 22, 2022
REGULAR MEETING
6:30 P.M.
(810) 229.0562

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

B. Prine moved and P. Lyon seconded to elect **A. Lutes as Acting Chairperson for the meeting.**
Ayes: J. Gibbons, A. Lutes (alt.), P. Lyon (alt.), J. McKeon, J. Cogley, R. Drouillard, B. Prine
Nays: None

CALL TO THE PUBLIC
None.

AGENDA

B. Prine moved and P. Lyon seconded to **approve the agenda as presented (postponing Business Item G1 until the July meeting as requested by the Applicant).**
Ayes: J. Gibbons, A. Lutes (alt.), P. Lyon (alt.), J. McKeon, J. Cogley, R. Drouillard, B. Prine
Nays: None
Motion carried.

MINUTES

B. Prine moved and P. Lyon seconded to **approve the May 25, 2022 regular meeting minutes as presented.**
Ayes: A. Lutes (alt.), P. Lyon (alt.), J. McKeon, J. Cogley, B. Prine
Nays: None
Abstain: J. Gibbons, R. Drouillard
Motion carried.

ZBA APPLICATION #22/12: APPLICANT AND OWNER: STEVE PRAIN; ADDRESS: 12000 LARKINS;
TAX ID#: 12-34-400-012; ZONING: R-R (RESIDENTIAL SINGLE FAMILY)
Lot Coverage, a variance from *Article 3-03, District Regulations*, of the Zoning Ordinance.
Applicant Steve Prain overviewed his desire to enclose the rear open porch area for a garage. K. Mathews overviewed her report dated May 25, 2022.

PUBLIC HEARING

The public hearing opened at 6:45 p.m.

Mary Dennis, 5384 Husky - Questioned what the applicant was doing with the property.
Steven White, 11924 Larkins - Said he is in agreement with the project and taking the signage down.

The public hearing closed at 6:57 p.m.

B Prine moved and P. Lyon seconded to **approve the variance request, a variance to allow lot coverage of 20.4% for the enclosure of an existing outdoor porch, a variance from Article 3, Sec. 3-03 of the Zoning Ordinance for ZBA Application # 22/12; Tax ID #12-34-400-012 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. Additionally, as a condition of the variance, all commercial signage will be removed from the site.

Ayes: J. Gibbons, A. Lutes (alt.), P. Lyon (alt.), J. Cogley, B. Prine

Nays: R. Drouillard, J. McKeon

Motion carried.

REPORTS AND CORRESPONDENCE

B. Prine - PC update: Tee Bone'z patio, zoning ordinance updates

R. Drouillard - TB update: Tee Bone'z sewer SAD, Bitten Drive SAD, misc. contracts and approvals

CALL TO THE PUBLIC

None.

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

Ayes: J. Gibbons, A. Lutes (alt.), P. Lyon (alt.), J. McKeon, J. Cogley, R. Drouillard, B. Prine

Nays: None

Motion carried.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary