

MINUTES

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

AUGUST 24, 2022
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, J. McKeon, J. Cogley, B. Prine, J. Dorset, F. Grapentien, R. Drouillard
Absent: None

CALL TO THE PUBLIC
None

AGENDA

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

MINUTES

J. Cogley moved and J. McKeon seconded **to approve the July 27, 2022 regular meeting minutes as presented.**
Ayes: J. Gibbons, J. McKeon, J. Cogley, B. Prine, J. Dorset, F. Grapentien
Nays: None
Abstain: R. Drouillard
Motion carried.

ZBA APPLICATION #22/16: APPLICANT AND OWNER: DANIEL AND STEPHANIE SHEPARD; ADDRESS: 13631 SPENCER RD.; TAX ID#: 12-25-200-012; ZONING: RCE (RESIDENTIAL COUNTRY ESTATES)

- a. Side Yard Setback, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.
- b. Roof pitch, a variance from *Article 3, Sec. 3-03* of the Zoning Ordinance.

Chairperson F. Grapentien overviewed the topic. Applicant Daniel Shepard overviewed his pole barn proposal and the reasons for the two (2) variances.

PUBLIC HEARING

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

None.

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

B Prine moved and J. Dorset seconded **to approve the variance requests, variances to allow a side yard setback of twelve (12) ft. west side yard setback from the roof overhang and a 3:12 roof pitch, variances from *Article 3, Sec. 3-03* of the Zoning Ordinance for ZBA Application # 22/16; Tax ID #12-25-200-012 for the following reasons: compliance with the strict letter of the restrictions would unreasonably prevent the use of the property; granting of the requested 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 variances are not self-created; and there are exceptional circumstances or conditions applicable to the property.**

Ayes: J. Gibbons, J. McKeon, J. Cogley, B. Prine, J. Dorset, F. Grapentien, R. Drouillard

Nays: None

Motion carried.

REPORTS AND CORRESPONDENCE

Bud Prine - PC update: Hideaway Woods Site Condos

Rose Drouillard - TB update: audit, Hideaway Woods Site Condos, Bitten Drive SAD, LCWA water REU purchase, Township Hall carpet

CALL TO THE PUBLIC

None.

J. Dorset moved and B. Prine seconded **to adjourn.**


Ayes: J. Gibbons, F. Grapentien, R. Drouillard, J. McKeon, J. Cogley, J. Dorset, B. Prine

Nays: None

Motion carried.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,



Frank Grapentien, Chairperson

John Gibbons, Secretary



Kelly Mathews, Recording Secretary