

MINUTES

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

SEPTEMBER 27, 2023
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, P. Lyon (alt.), J. Cogley, F. Grapentien, R. Drouillard, S. Holden, J. Dorset
Absent: J. McKeon

CALL TO THE PUBLIC
None

AGENDA

J. Cogley moved and P. Lyon seconded **to approve the agenda as presented.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, F. Grapentien, R. Drouillard, S. Holden, J. Dorset
Nays: None
Motion carried.

MINUTES

J. Cogley moved and J. Dorset seconded **to approve the May 31, 2023 rescheduled regular meeting minutes as presented.**
Ayes: J. Gibbons, J. Cogley, R. Drouillard, F. Grapentien
Nays: None
Abstain: S. Holden, J. Dorset, P. Lyon (alt.)
Motion carried.

BUSINESS

ZBA APPLICATION #23/07: APPLICANT AND OWNER: CHRISTIAN GENEREUX; ADDRESS: 1340 CANDLELIGHT CT.; TAX ID#: 12-08-202-076; ZONING: MX-PUD (MIXED PLANNED UNIT DEVELOPMENT) Rear Setback Variance for a Deck, a variance from *Article 13, Sec. 13-10, Projections into Yards*, of the Zoning Ordinance. F. Grapentien overviewed the variance request. Applicant Christian Genereux overviewed his request. K. Mathews reviewed her report.

PUBLIC HEARING

The public hearing opened at 6:37 p.m.
None.
The public hearing closed at 6:37 p.m.

J. Cogley moved and J. Dorset seconded **to approve the variance request, a variance to allow a rear setback of four (4) ft. for a deck 13.5 ft. from the lot line instead of the required 17.5 ft. from the lot line, a variance from Article 13, Sec. 13-10 of the Zoning Ordinance for ZBA Application #23/07; Tax ID #12-08-202-076 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 i.e. it is a unique shallow lot and the deck stairway will be safer with the proposed plan.**
Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, F. Grapentien, R. Drouillard, S. Holden, J. Dorset

Nays: None
Motion carried.

REPORTS AND CORRESPONDENCE

S. Holden - PC update: People and Pets Pharmacy and Belanger Meadows PUD
R. Drouillard - TB update: Veterans Park progress

CALL TO THE PUBLIC

None.

P. Lyon moved and R. Drouillard seconded **to adjourn.**

Ayes: J. Gibbons, P. Lyon (alt.), J. Cogley, F. Grapentien, R. Drouillard, S. Holden, J. Dorset

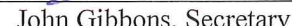
Nays: None

Motion carried.

The meeting adjourned at 6:52 p.m.

Respectfully submitted,


Frank Grapentien, Chairperson


John Gibbons, Secretary


Kelly Mathews, Recording Secretary