

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF JANURARY 22, 2019**

FENTON TOWNSHIP CIVIC COMMUNITY CENTER
12060 MANTAWAUKA DRIVE, FENTON, MICHIGAN
MEETING HELD AT FENTON TOWNSHIP CIVIC COMMUNITY CENTER

Chairperson Cady called meeting to order at 7:07 pm.

Present: Cady, Baran, Lorraine, Marko, Matta, Spear
Recording Secretary, McDonald
Zoning Administrator Deem

Absent: None

PLEDGE OF ALLEGIANCE:

Chairperson Cady led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the agenda as written

Motion by: Cady
Seconded by: Matta
All in favor

MEETING MINUTES: December 18, 2018

Motion to approve the minutes as presented

Motion by: Cady
Seconded by: Baran
All in favor
Motion carried

NEW BUSINESS:

HO19-001: Michael L. Stanley, 11089 Jennings

06-03-100-047

Requesting a Home Occupation License to sell firearms from his residence.

Secretary Spear reviewed the file and noted that the proof of ownership was missing. The Applicant, Michael Stanley, provided the required proof of ownership. Michael Stanley was sworn in and explained that he will be storing his firearms at his house, but the majority of sales will be conducted at gun shows. It is his intent to limit and eventually eliminate sales from his home. The ATF will conduct the necessary inspections of his home and gun safe as part of his federal gun dealer license. Chairperson Cady called for public comments. There were none.

Motion to a home occupation license for Michal Stanley at 11089 Jennings

Motion by: Cady
Seconded by: Baran
Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear
Nays: None
Absent: None

Motion carried

ZBA 19-002: Ryan and Wendi LaFontaine, 4575 Eleanor

06-33-100-016

Requesting a variance from the requirement to have at least a 4:12 roof pitch to build a new house at 4575 Eleanor.

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Secretary Spear reviewed the file. Chris Macklin was sworn in to represent the LaFontaines, who were present at the meeting. Mr. Macklin explained his clients desire for a modern and contemporary design for their home, which included a flat roof. Chairperson Cady called for public comments. Secretary Spear read into record an email from Dan Mynsberge, 4509 Owen Road which supported the applicant. The board noted that the proposed architecture would be compatible with the surrounding neighborhood.

Motion to approve the request for a flat rood at 4575 Eleanor

Motion by: Cady
Seconded by: Lorraine
Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear
Nays: None
Absent: None

Motion carried

ZBA 19-003 Matt and Jaclyn Serra, 14150 Moffett

06-13-100-001

Requesting 161 sq. ft. maximum allowable sq. footage variance to build an attached and detached garage at 13306 Lakeside Landing. Secretary Spear reviewed the file. Chris Macklin was sworn in to represent the Serras, who were present at the meeting. Mr. Macklin explained that due to a sewer line and sight line restrictions, that are limitations to the building area for livable square footage. This leaves a need for a variance. Chairperson Cady called for public comments. Secretary Spear read a note stating that Dick Cramer, 13358 Wenwood Drive called to say that he did not have an issue with the request.

Chairperson Cady stated that he had no issues with the request.

Secretary Spear stated that she does not believe a practical difficulty has been met.

Trustee Loraine felt that the requested variance would make the building more useable.

Motion to approve 161 sq.ft. variance for additional square footage to build an attached and detached garage.

Motion by: Cady
Seconded by: Lorraine
Ayes: Cady, Baran, Lorraine, Marko, Matta
Nays: Spear
Absent: None

Motion carried

ZBA 19-004; Scott Seymour, 4025 Minnetonka

06-16-526-021

Requesting 10 ft. front yard and 12 ft. sight line variances to build an addition and deck at 4025 Minnetonka.

Secretary Reid reviewed the file. No presentative was present to review the variance request. Chairperson Cady called for public comments.

James Jarrett, 4015 Minnetonka Dr., stated that the sight line variance would greatly affect his property value. He did not have an issue with the front yard variance.

Michelle Prosch, 4029 Minnetonka Dr., stated that she believes the requested sight line variance would cause a sight line issue for the neighbors. Mrs. Prosch also described the current condition of the site and potential safety hazards.

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George Bertogi, 4009 Minnetonka Dr., stated that he was unhappy with the current conditions of the property.

Dave 365 Silver Lake Road, stated that the site was unsafe and the property was not kept in good condition.

Commissioner Matta noted that he thought he site was abandoned.
Chairperson Cady stated that the sight line variance would greatly affect the neighboring property.

Trustee Loraine noted that the applicant had removed a nonconforming deck. He asked if the applicant could rebuild the deck? Zoning Administrator Deem stated that the since the deck had been removed, any new deck must comply with the zoning ordinance requirements.

Motion to approve a 10 ft. front yard and 12 ft. sight line variances to build an addition and deck.

Motion by: Cady
Seconded by: Lorraine
Ayes: None
Nays: Cady, Baran, Lorraine, Marko, Matta, Spear
Absent: None

Motion failed.

Motion to deny a 10 ft. front yard and 12 ft. sight line variances to build an addition and deck.

Motion by: Cady
Seconded by: Lorraine
Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear
Nays: None
Absent: None

Motion carried

ZBA 19-005: John Topolinski, 1422 Edgewater

06-13-558-006

Requesting 6 ft. 3 in. front yard setback variance to build an addition to the garage. Secretary Spear reviewed the file. John Topolinski was sworn in and explained his desire for a side entry garage. Chris Redloske, owner of CJR Home's LLC, further explained that there was an error with excavator which led to footing being placed in the wrong location.

Chairperson Cady noted that the property is located near the end of the cul-de-sac and there would be limited impact on traffic. Secretary Spear agreed.

Trustee Loraine stated that this was an honest mistake.

Motion to approve a 6 ft. 3 in. front yard setback variance to build an addition to the garage.

Motion by: Cady
Seconded by: Baran
Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear
Nays: None

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Absent: None

Motion carried

ELECTION OF OFFICERS:

Motion to appoint Mr. Cady to chairperson

Motion by: Matta

Seconded by: Loraine

Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear

Nays: None

Absent: None

Motion carried

Motion to appoint Mr. Baran to vice chairperson

Motion by: Matta

Seconded by: Loraine

Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear

Nays: None

Absent: None

Motion carried

Motion to appoint Ms. Spear to Secretary

Motion by: Matta

Seconded by: Loraine

Ayes: Cady, Baran, Lorraine, Marko, Matta, Spear

Nays: None

Absent: None

Motion carried

PUBLIC COMMENT: 5-minute limit – There were none.

ADJOURN: 7:40 p.m.

Chairperson Cady
Minutes Posted

Secretary Spear