

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS  
MINUTES FOR REGULAR MEETING OF MARCH 26, 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 7:05 pm.

Present: Cady, Farney, Lorraine, Marko, Matta  
Zoning Administrator Deem

Absent: Baran, Spear

**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:** February 26, 2019

Motion to approve the minutes as amended:

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

**NEW BUSINESS:**

**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.

Commissioner Matta reviewed the file and noted that it was complete.

Scott Seymour, 12423 O'Dell, Linden Michigan, was sworn in. Mr. Seymour explained that There was an original ten-foot deck on the rear of the house that was removed when the house was raised to repair the floor joists. The deck was nonconforming and once removed, it had to comply with the zoning ordinance. Mr. Seymour noted that he spoke with some of the neighbors and they were in favor of his variance request. The reason for the front yard setback variance is to add square footage to the house to make it more family friendly.

Chairperson Cady called for public comments.

Jim Jarrett, 4015 Minnetonka Dr., stated that he was against the sight line variance request.

Michelle Prosch, 4029 Minnetonka Dr., stated that although her husband signed a letter in support, she is against the variance request. She is also upset with the condition of the property.

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Kathy Bertogli, 4009 Minnetonka Dr., stated that the neighbors are tired of the condition of the property.

Mr. Seymour stated that the condition of the property was due to issues with selecting a contractor and weather.

George Bertogli, 4009 Minnetonka Dr., was concerned about the time table for completion. The dumpster has been on site for six months.

Commissioner Matta read two letters of support for the variance into the record.

Mr. Seymour stated that he wants to complete his project by July. He also stated that the site would be cleaned and yard waste milled by the weekend. The dumpster would be removed based on weather.

Chairperson Cady closed the public comment.

Trustee Loraine asked Mr. Seymour if his plan was to reattach the old deck. Mr. Seymour responded yes.

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: Matta  
Ayes: Farney, Matta, Loraine  
Nays: Cady, Marko  
Absent: Baran, Spear

Motion failed.

The case was postponed until the April 11, 2019 meeting.

**ZBA 19-010: James Terbrueggen, Lot 18 Cussewago Drive**

06-14-527-049

Requesting a 6% variance for maximum coverage of lot by buildings, a 10 ft. front yard setback variance, and a 2 ft. rear yard variance to construct a new home.

Commissioner Matta reviewed the file and noted that it was complete. Chris Healy, representative for the applicant, explained the variance request. The lot is narrow limiting the building area. The request maintains the sight light setback and the request is similar to other properties in the area.

Steve Smith, owner, stated that half of the homes on Cussewago Drive exceed the maximum thirty percent coverage. The neighbor has a coverage of thirty-five percent. Mr. Healy reviewed the drainage plan, stating that the downspouts would tie into the storm system and help relive stormwater issues on adjacent properties.

Chairperson Cady opened the public comment.

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Chairperson Cady stated that the front setback and rear setbacks are consistent with the development pattern of the area, but he has concerns about the additional six percent of coverage. The proposed development would likely improve the drainage issue as the current condition of the lot is mostly impervious surface without drainage.

Commissioner Matta noted that Cusswego Drive was the first residential development on the lake. He does not have an issue with the additional six percent coverage request.

Motion to approve a 6% variance for maximum coverage of lot by buildings, a 10 ft. front yard setback variance, and a 2 ft. rear yard variance to construct a new home.

Motion by: Cady  
Seconded by: Matta  
Ayes: Farney, Marko, Matta  
Nays: Cady, Loraine  
Absent: Baran, Spear

Motion failed.

Motion to approve a 10 ft. front yard setback variance, and a 2 ft. rear yard variance to construct a new home.

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

Motion approved.

The request for a 6% variance for maximum coverage was postponed until the April 11, 2019 meeting.

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

**ADJOURN:** 7:45 p.m.

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Chairperson Cady

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Secretary Spear