

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS  
MINUTES FOR REGULAR MEETING OF APRIL 23, 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 7:00 pm.

Present: Baran, Cady, Farney, Lorraine, Marko, Matta, Spear  
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: Baran  
All in favor

**MEETING MINUTES:** Mach 26, 2019

Motion to approve the minutes:

Motion by: Cady  
Seconded by: Baran  
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.

Secretary Spear reviewed the file and noted that it was complete.

Scott Seymour, 12423 O'Dell, Linden Michigan, was sworn in. Mr. Seymour explained that he was seeking two variances. First is a front yard variance of ten feet to match the development pattern of the neighborhood. The Second is to replace an existing deck with a smaller deck. Mr. Marko asked if the deck would be the width of the house. Mr. Seymour responded that the deck would extend the width of the house and be two feet shorter than the previous deck and would require a 10 ft. sight line variance. The proposed deck would not extend farther than the existing oak tree on the property line.

Chairperson Cady called for public comments.

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

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Michelle Prosch, 4029 Minnetonka Dr., stated that the property has not been cleaned since the last meeting. She also requested that any approvals include a time frame to complete the work.

Chairperson Cady closed the public comment.

Commissioner Matta stated that he was ok with the requested variance, however, he was more concerned with the condition of the property. He further commented that Mr. Seymour had previously stated that the property would be cleaned, but the cleanup has not begun.

Commissioner Marko stated that the property was not staked when he visited the site.

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

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

Motion failed.

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

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

Motion passed.

**ZBA 19-010: Stuart Smith, 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.

Secretary Spear reviewed the file and noted that it was complete. Stuart Smith, owner, was sworn in and explained that they have revised the plan and is now requesting a 3% variance. The need for the additional first floor square footage is for a first floor bedroom for his mother-in-law. The new first floor square footage will be 957 square feet.

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.

Chairperson Cady opened the public comment. There were none.

Commissioner Marko was appreciative that the applicant revised their plans to seek a reduced variance request.

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Secretary Spear noted that a first floor with 957 square footage was not excessive.

Chairperson Cady stated that the front setback and rear setbacks are consistent with the development pattern of the area and the proposed development would likely improve the drainage issue as the current condition of the lot is mostly impervious surface without drainage.

Motion to approve a 3% variance for maximum coverage of lot by buildings to construct a new home.

Motion by: Cady

Seconded by: Baran

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

Nays: None

Absent:

Motion passed.

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

**ADJOURN:** 7:31 p.m.

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Chairperson Cady

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Secretary Spear