

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF MAY 28, 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: April 23 26, 2019

Motion to approve the minutes as amended:

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 10 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 8.5 feet to match the development pattern of the neighborhood. The property was recently surveyed and it was determined that the actual variance request would be for 8.5 feet instead of ten feet. 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.

Michelle Prosch, 4029 Minnetonka Dr., noted that the original deck had not be built with a permit. She also stated that she believes the stake location for the deck is inaccurate.

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The property has been cleaned up some, but Mrs. Prosch is concerned about the limited progress under his current building permit.

Chairperson Cady closed the public comment.

Commissioner Matta stated that he was ok with the requested variance, and that Mr. Seymour's made a good faith effort to clean up the outside of that property.

Secretary Spear stated that the requested variance is consistent with the development of the neighborhood.

Commissioner Marko stated that without the variance the property was never going to be improved.

Motion to approve an 8.5ft. front yard and 10 ft. sight line variances to build an addition and deck.

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

Motion passed.

ZBA 19-013 Larry Gavulic, 13477 Torrey Road

Requesting a 19 ft. front yard variance to construct a new home, parcel 06-14-552-030.

Secretary Spear reviewed the file and noted that it was complete. Scott Tarkleson, Fenton Lakes Building and Design, explained that the lot is pie shaped and that there would be setback issues with the lake if they moved the house back.

Chairperson Cady opened the public comment.

Glenn McPeake, 2518 Golden Shores, stated that he was the neighbor to the south and had no objections to the request.

Chairperson Cady closed the public comment.

Chairperson Cady expressed a concern about being too close to Torrey Road.

Commissioner Matta stated that the house is designed with a side load garage, which will help reduce issues with being close to Torrey Road.

Motion to approve a 19 ft. front yard variance to construct a new home.

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

Motion passed.

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ZBA19-014 Loreta Vaughn, G-4022 Beacher Road, Flint MI

Requesting a 38 ft. variance from the minimum waterside frontage for a riparian lot at 14214 Eastview Drive, parcel 06-22-528-007.

Secretary Spear reviewed the file and noted that it was complete. Denise Fish, attorney for the applicant, explained the request was to split the existing house on 14214 Eastview Drive from the mobile home park. The resulting lot would not have the required 100 feet of lake frontage in order to maintain the access easement for the mobile home park.

Chairperson Cady opened the public comment. There were none.

Commissioner Matta stated that the request would leave the resulting lot with more lake frontage than the other neighboring lots.

Secretary Spear notated that the variance would bring the proposed lot closer into compliance than it currently is.

Motion to approve a 38 ft. variance from the minimum waterside frontage for a riparian lot at 14214 Eastview Drive

Motion by: Cady

Seconded by: Baran

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

Nays: None

Absent:

Motion passed.

ZBA19-015 Lisa Harris, 15123 Marl Drive

Requesting a 14 ft. sight line variance to replace an existing deck, parcel 06-28-527-041.

Secretary Spear reviewed the file and noted that it was complete. Kevin Pearse, the builder for the applicant, explained that the applicant is request a sight line variance to replace an existing deck with a smaller deck that would reduce the existing sight line nonconformity.

Commissioner Marko asked about the current status of the deck. Mr. Pearse stated that they received a building permit to replace the part of the deck that was outside of the sight line. The staked area would be completed if the ZBA were to grant the requested variance.

Chairperson Cady opened the public comment.

Secretary Spear read into record two letters of support of the applicant, Jennifer Hescott at 15111 Marl Drive, and Bryan Shevock, 15127 Marl Drive.

Chairperson Cady closed the public comment.

Motion to approve a 14 ft. sight line variance to replace an existing deck,

Motion by: Cady

Seconded by: Baran

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

Nays: None

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Absent:
Motion passed.

UNFINISHED BUSINESS:
None

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

ADJOURN: 7:25 p.m.

Chairperson Cady

Secretary Spear