

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS  
MINUTES FOR REGULAR MEETING OF JUNE 25, 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, Matta, Spear  
Zoning Administrator Deem  
Absent: Lorraine, Marko,

**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  
Motion carried

**MEETING MINUTES:** May 28, 2019  
Motion to approve the minutes as amended:  
Motion by: Cady  
Seconded by: Baran  
All in favor  
Motion carried

**NEW BUSINESS:**

**ZBA19-016 Gretchen Knoblock, 13294 Lakeside Landing**

Requesting a 160 sq. ft. maximum allowable sq. footage variance to build a detached accessory building at 13294 Lakeside Landing, parcel 06-13-501-011.

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

Gretchen Knoblock, 13294 Lakeside Landing, was sworn in. Mrs. Knoblock is requesting a variance of 160 sq. ft. to build a 26' x 30' garage. They have two existing accessory buildings. One is used for an art studio and the other is used for the storage of lawn equipment and gasoline. The new accessory building will have a carriage house appearance and be used for the storage of vehicles.

Chairperson Cady called for public comments. There were no comments made.

Motion to approve a 160 sq. ft. maximum allowable sq. footage variance to build a detached accessory building at 13294 Lakeside Landing, parcel 06-13-501-011.

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

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Absent: Lorraine, Marko,

Motion passed.

**ZBA19-017 Gerald Wiley, 12302 Windsor Beach Drive**

Requesting a 627 sq. ft. maximum allowable sq. footage variance and a five-foot front yard variance to build a detached accessory building at 12302 Windsor Beach, parcel 06-11-400-005.

Secretary Spear reviewed the file and noted that it was complete. Gerald Wiley, 12302 Windsor Beach Drive, was sworn in and explained that he is asking for a variance to construct a 1,200 sq. ft. accessory building to store his cars and watercraft. The setback variance is due to an existing tree and would place the building in line with nearby accessory buildings.

Chairperson Cady opened the public comment. There were no comments made.

Chairperson Cady stated that in this specific case, the proposed accessory building is on what is essentially a vacant lot.

Motion to approve a 627 sq. ft. maximum allowable sq. footage variance and a five-foot front yard variance to build a detached accessory building at 12302 Windsor Beach, parcel 06-11-400-005.

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

Motion passed.

**UNFINISHED BUSINESS:**

None

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

**ADJOURN:** 7:10 p.m.

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Chairperson Cady

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Secretary Spear