

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF JULY 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, Spear
Zoning Administrator Deem

Absent: Matta,

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: June 25, 2019

Motion to approve the minutes as amended:

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

NEW BUSINESS:

WITHDRAWN ZBA19-018 George Bertogli, 4009 Minnetonka Drive

Requesting a 13 ft. sight line variance to build an addition to an existing home at 4009 Minnetonka Drive, parcel 06-16-526-024.

ZBA19-019 David Kudla, 13286 Lakeside Landing

Requesting a 301.5 sq. ft. maximum allowable sq. footage variance and a 19.5 foot front yard variance to build a detached accessory building at 13286 Lakeside Landing, parcel 06-13-501-010.

George Rizik, attorney for the applicant, was sworn in and reviewed their application and summarized similar applications made to the ZBA over the past five years. Lakeside Landing is located off the property line to the east, limiting the visual impact of the proposed location of the accessory building. The proposed architecture of the building will be a Cape Cod style carriage house.

Chairperson Cady opened the public hearing. Secretary Spear read into the record a letter of support from Gretchen and Jeff Knoblock, 13294 Lakeside Landing. No other public comments were made.

Trustee Lorraine noted that when he visited the site, there would be no obstruction caused by the proposed building.

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Chairperson Cady noted that Lakeside Landing is not a well-traveled road and that traffic would not be affected by the proposed location.

Motion to approve a 301.5 sq. ft. maximum allowable sq. footage variance and a 19.5 foot front yard variance to build a detached accessory building

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

Motion passed.

ZBA19-020 Christopher Pennington, 4020 Four Lakes Ave

Requesting a 15.05 ft. front yard setback variance to build an attached garage to an existing home at 4020 Four Lakes Ave, Parcel 06-22-501-003.

Christopher Pennington, 4020 Four Lakes Ave, was sworn in and reviewed his variance request, noting his need for additional storage space.

Chairperson Cady opened the public hearing. There were no comments.

Chairperson Cady noted that the house is on a dead end street with no through traffic.

Secretary Spear noted that the location of the garage does not obstruct the view for traffic.

Motion to approve a 15.05 ft. front yard setback variance to build an attached garage to an existing home

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

Motion passed.

ZBA19-021 Mark Chema, 2453 Margaret Drive

Requesting a 22 ft. sight line variance to expand an existing deck at 2453 Margaret Drive, parcel 06-11-552-008.

Mark Chema, 2453 Margaret Drive, was sworn in and reviewed his request noting that he was replacing and expanding an existing 40-year-old deck. To minimize the any potential obstructions of the view to the lake, he will be installing glass railing. Mr. Chema presented a letter from his neighbor, M. Scott Spooner, 2461 Margaret Drive, in support of his request.

Chairperson Cady opened the public hearing. There were no comments.

Trustee Lorraine noted that his concerns with the request were addressed by the neighbor's letter.

Chairperson Cady appreciated the usage of glass to minimize the request.

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Motion to approve a 22 ft. sight line variance to expand an existing deck.

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

Motion passed.

ZBA19-022 Lyn MacDonald, 5429 Dooley Drive

Requesting a 6.5 ft. side yard setback variance, a 3.1 ft. side yard setback variance, to tear down and rebuild a new home at 5429 Dooley Drive, parcel 06-29-501-030.

Lyn MacDonald, 46351 La Fonde Ct. Plymouth, was sworn in and reviewed her variance request. The home is currently located in the setbacks. Their plan is to tear down and rebuild their home in a similar footprint. The size and shape of the lot makes it difficult to build a home that meets the setback requirements.

Chairperson Cady opened the public hearing. Secretary Spear read into record a text message from Nick and Deborah Philips at 5431 Dooley Drive in support of the variance request.

Chairperson Cady noted that they tried to design the home to minimize the variances necessary.

Secretary Spear noted that there is still enough between the buildings to walk on each side.

Motion to approve a 6.5 ft. side yard setback variance, a 3.1 ft. side yard setback variance, to tear down and rebuild a new home.

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

Motion passed.

ZBA19-023 Eric Golota, 13320 Wenwood Dr.

Requesting a 17 ft. sight line variance to build a staircase for a deck at 13320 Wenwood Drive, parcel 06-13-555-003.

Chris Weir, builder for the applicant was sworn in and explained that the owners had previously received a variance for the location of the deck. During construction, the owner decided that they would like stairs leading to the lake. The amendment to the plan requires a sight line variance.

Chairperson Cady opened the public hearing. No comments were made.

Motion to approve a 17 ft. sight line variance to build a staircase for a deck.

Motion by: Cady

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Seconded by: Baran

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

Nays: None

Absent: Matta

Motion passed.

UNFINISHED BUSINESS:

None

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

ADJOURN: 7:34 p.m.

Chairperson Cady

Secretary Spear