

**CHARTER TOWNSHIP OF FENTON ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 27, 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
Zoning Administrator Deem

Absent: Lorraine, Marko, 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: Baran
All in favor

MEETING MINUTES: July 23, 2019

Motion to approve the minutes as amended:

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

NEW BUSINESS:

ZBA19-024 Thomas Guzik, 6096 Lakeview Park Dr.

Requesting a 27 ft. front yard setback variance to build an attached garage at 6096 Lakeview Park Dr., parcel 06-30-577-010.

Commissioner Baran noted that the file was complete. Mr. Deem swore in Scott Carlson, the builder for the applicant. Mr. Carlson explained that his client would like to construct a two car garage and remove an existing shed for the storage of their boat and trailer. The variance request is to locate the garage closer to the road, in line with other properties on the street.

Chairperson Cady asked why the garage was designed as side loading. Mr. Carlson responded that it was due to the topography and aesthetics.

Chairperson Cady opened the public hearing. A letter from Mike Case, 6120 Lakeview Park Drive, was read into the record. Mr. Case is the neighbor most affected by the variance request. He believed that the variance would be a benefit as it would remove the shed and provide a place for the storage of his neighbor's boat.

No other comments were made.

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Chairperson Cady noted that the removal of the shed would bring the site into compliance for the side yard setback. There are no site issues with the street for the requested variance.

Motion to approve 27 ft. front yard setback variance to build an attached garage.

Motion by: Cady

Seconded by: Baran

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

Nays: None

Absent: Lorraine, Marko, Spear

Motion passed.

ZBA19-025 Steve Morin, 2437 Davis Rd.

Requesting a 2,936.76 sq. ft. maximum allowable sq. footage variance to expand a detached accessory building at 2437 Davis Rd, parcel 06-02-300-015. side.

Commissioner Baran noted that the file was complete. Mr. Deem swore in Summer Awad, owner of the property. Ms. Awad explained that the variance is need to provide enough space for the storage of their four cars, boat, jet skis, snowmobile trailer, patio furniture, and children's toys. Their home is located across Davis and does not have any yard. The location of the accessory building was chosen to maximize the rear yard. Ms. Awad provided the ZBA a copy of letter from the residents along Davis that were in support of the variance request.

Chairperson Cady open the public hearing. Harvey Gammage, 2371 Davis Road spoke in support of the variance request.

Commissioner Baran read letters from the following residents in support of the variance request into the record.

Barbara Read, 2479 N. Long Lake Road

Richard Ham, 2487 N Long Lake Road

Harvey Gammage, 2371 Davis Road

Kristy Stubbs, 2381 Davis Road

Collette and Scott Gormley, 2407 Davis Road

Terry Hanson, 2401 Davis Road

Dallas Smith, 2421 Davis Road

Craig Kurzega, 2427 Davis Road

Colleen Steams, 2433 Davis Road

Christopher and Janet LaBoskey, 2441 and 2447 Davis Road

Karen Mavredes, 2453 Davis Road

Dwight Polzn, 2459, 2463, and 2469 Davis Road

Urs and Gail Geiger, 2473 Davis Road

Bob Wisner, 2477 Davis Road

Katherine Rittenhouse, 2483 Davis Road

Rosemary Lutz, 2487 Davis Road

Michele Letica, 2493 Davis Road

Frannk and Mary Ward, 2497 Davis Road

Greg Paine, 2413 Davis Road

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Commissioner Matta questioned the applicant regarding the exterior of the accessory building. Ms. Awad responded that the exterior would match the existing house.

Commissioner Baran expressed his concerns about the size of the accessory building and its location. He noted that an accessory building of this size could be turned into a residential dwelling, if not by the current owner, then by a future owner. Commissioner Baran also stated that he felt that the location of the building was too close to the road.

Commissioner Farney noted that there is another accessory building of a similar size on Davis Road.

Chairperson Cady shared the same concerns as Commissioner Baran regarding the size of the building.

Motion to approve a 2,936.76 sq. ft. maximum allowable sq. footage variance to expand a detached accessory building.

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

Motion failed.

Motion to deny a 2,936.76 sq. ft. maximum allowable sq. footage variance to expand a detached accessory building.

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

Motion failed.

Chairperson Cady stated that since a motion has not been approved, the case would be postponed until the September Zoning Board of Appeals meeting for further discussion.

UNFINISHED BUSINESS:

None

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

ADJOURN: 7:31 p.m.

Chairperson Cady

Secretary Spear