

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES
February 8, 2021

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals Meeting to order on February 8, 2021, at 7:12 PM via Zoom Teleconferencing.

ROLL CALL

Present: Chairman Greg Carnes, Vice-Chairman Joe Trollman, Commissioners Richard Erickson, Don Bunka, and Tim Scarberry.

Guests: Tyrone Township Planning & Zoning Assistant Karie Carter

APPROVAL OF THE JANUARY 11, 2021 MINUTES

Motioned by Bunka, supported by Erickson. Motion Carried.

Chairman Carnes notified the audience that the first appeal that was originally on this agenda (Rumschlag) had withdrawn their application and would no longer be requesting variances.

READING OF PUBLIC NOTICE

Karie Carter read aloud the public notice for tonight's meeting, which was published Sunday, January 24th, 2021, in the Tri-County Times and posted at the Tyrone Township Hall in compliance with the Open Meeting Act.

NEW BUSINESS

APPEAL NO. 1: A request by Travis & Rachele Petty for a 5-foot south side yard setback variance and 5-foot variance for the distance between the proposed accessory structure and the existing dwelling located at 7471 Denton Hill Road, Fenton, Michigan 48430, Parcel ID: 4704-26-200-038. The property is zoned FR – Farming Residential. Reference Tyrone Township Zoning Ordinance No. 36, Article 20 – Schedule of Regulations, inclusive of building setbacks, height, and sight lines and Section 21.02.B.3, Accessory Buildings & Structures Provisions.

COMMENTS BY APPLICANT

Mr. Petty explained that they wanted to build a new structure for storage. The only location they could put it would be next to their existing attached garage. They want to add the single-car garage and have it match their current 2-car garage. He explained that there was only 36' between the existing garage and the lot line and with a 20-foot setback it doesn't leave them a lot of room for the proposed structure. All of their neighbors have out buildings so they hope they'd be permitted to have one, as well.

BOARD QUESTIONS AND COMMENTS

Chairman Carnes asked why he wanted the front of the proposed structure in line with the corner of his garage. Mr. Petty said it would look nicer that way and also the grade drops off behind the house, and it

wouldn't be feasible to build there. He said there would have to be a complete grade change for everyone around if he brought in dirt to build in the backyard. This is why the house is where it is.

Carnes agreed that the topography did slope off a lot. He referred to the sketches to get an idea of how quickly it drops off. Commissioner Tim Scarberry stated that he drove by the property and confirmed that it did drop off significantly and he can see why the applicants need to place the structure in that location.

Commissioner Don Bunka asked Mr. Petty about the doors on the garage. Mr. Petty said there would be a small door on the lower end to store lawn equipment, etc. The top part would match the front of their existing 2-car garage with a single car garage door. He stated it would match the house siding. Bunka asked what the dimensions would be. Mr. Petty stated it would be 16-18 feet by 24-30 feet; he was waiting to see if he gets an approval before he can work with his architect on the exact dimensions.

The board further discussed the application with the applicant. Carnes asked if there was any written correspondence from any third parties. Karie Carter stated that she had received phone calls from a few neighbors in support of the Petty's request. Carnes called to the audience for comments, there were none.

CONSIDERATION OF ACTION

Erickson moved to approve the request based on a topography hardship and no other real viable location. Trollman seconded. The motion carried.

UNFINISHED BUSINESS

None

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

Meeting was adjourned at 7:39 PM by Carnes.



Greg Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals

cc File

Tyrone Township Clerk
Tyrone Township Zoning Administrator
Tyrone Township Zoning Board of Appeals Commissioners