

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED SPECIAL MEETING MINUTES**  
**May 17, 2021**

**CALL TO ORDER**

Chairman Greg Carnes called the Zoning Board of Appeals Meeting to order on May 17, 2021, at 7:00 PM via Zoom Teleconferencing.

**ROLL CALL**

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

*Also Present:* Tyrone Township Planning & Zoning Assistant Karie Carter

**APPROVAL OF THE APRIL 12, 2021 MINUTES**

*Motioned by Trollman, supported by Bunka. Motion Carried.*

Karie Carter read aloud appeal number one.

**APPEAL NO. 1:** A previously tabled request by Brandon & Alexandria Gaynier for a 5-foot east side yard setback variance, a 5-foot west side yard setback variance, and a 35-foot front yard setback variance in order to build a new single-family residence located on Ledgewood Drive in Fenton, Michigan, 48430, Parcel ID: 4704-30-101-018. The property is zoned R-1, Single-Family Residential. Reference Tyrone Township Zoning Ordinance No. 36 - Section 20.01 Schedule of Regulations, inclusive of building setbacks, height, and sight lines.

**COMMENTS BY APPLICANT**

Alexandria Gaynier explained that they verified the corner of the deck would be at least 50-feet from the lake. She referred to the new sketch that they provided which moved their house closer to the road, as requested by the board at the previous meeting.

**BOARD QUESTIONS AND COMMENTS**

Rich Erickson stated that all the adjustments they asked for were made on the new drawing. Carnes stated that he had no questions. Joe Trollman asked about the height; they determined that since they moved it back, the neighbor's sightline isn't being blocked. Carnes asked Carter if she'd received any feedback; she had not. Bunka asked if they'd checked with Lake Shannon regarding their setbacks. Mrs. Gaynier said she hadn't submitted anything for approval yet, but she intended to check with the architectural committee.

**CONSIDERATION OF ACTION**

Tim Scarberry moved to accept the new drawing and to approve the variance request. Joe Trollman seconded. The motion carried.

Carter read aloud appeal number two.

**APPEAL NO. 2:** A request by Craig and Cheryl Duprey for a 10-foot south side yard setback variance in order to install a 4-foot x 50-foot walkway and a 13-foot north side yard setback variance to rebuild an existing deck located at 7615 Parkwood Dr., Fenton, Michigan, 48430, Parcel ID: 4704-30-201-039. The property is zoned R-1, Single-Family Residential. Reference Tyrone Township Zoning Ordinance No. 36 – Section 20.01 Schedule of Regulations, inclusive of building setbacks, height, and sight lines.

### **COMMENTS BY APPLICANT**

Craig Duprey explained his request. He stated that the walkway was part of the deck. It starts at ground level right at the garage door and runs along the house and would be level with the deck. At the ground level, it is 10 feet off the lot line; the lot is slightly pie-shaped. The other side of the house is approximately seven feet off the lot line. They are going to replace the deck with Trex decking since the deck is in bad shape. They need a variance to rebuild it since it's not just maintenance; it's a teardown and rebuild.

### **BOARD QUESTIONS AND COMMENTS**

Carnes said the applicant wasn't making a nonconforming situation worse; he is just replacing what was there. It's already nonconforming and the whole house is seven feet from the lot line. Mr. Duprey stated that the neighbor's view would not be obstructed. Carter stated that she received no correspondence from neighbors.

### **CONSIDERATION OF ACTION**

Trollman moved to approve the variance request. Bunka seconded. The motion carried.

### **UNFINISHED BUSINESS**

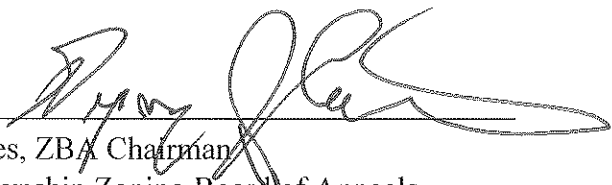
None

### **MISCELLANEOUS BUSINESS**

The board discussed a potential ZBA application that may be submitted in the near future.

### **ADJOURNMENT**

The meeting was adjourned at 7:39 PM by Carnes.



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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