

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MEETING MINUTES
June 14, 2021

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals Meeting to order on June 14, 2021, at 7:03 PM at the Tyrone Township Hall.

ROLL CALL

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

Also Present: Tyrone Township Planning & Zoning Assistant Karie Carter

APPROVAL OF THE MAY 17, 2021 MINUTES

Motioned by Bunka, supported by Trollman. Motion Carried.

Karie Carter read aloud the appeal for tonight's meeting.

APPEAL NO. 1: A request by Robert Julio for a yard location variance in order to build a detached garage in the side yard located at 9127 Marsh View Lane, Fenton, Michigan. Parcel IDs: 4704-08-101-010 and 4704-08-101-011 (to be combined). The property is zoned RE – Rural Estates. Reference Tyrone Township Zoning Ordinance No. 36, Section 21.01, Schedule of Regulations - yard locations, and Section 21.02, Accessory Buildings & Structure Regulations.

COMMENTS BY APPLICANT

Nathan Donnellon, the applicant's builder, was present and represented the applicant. He explained that the applicant currently owns two adjacent lots and the lots will be combined. They wish to build a detached garage on the currently vacant lot. The RE zoning district requires that detached accessory structures are placed in the rear yard if under two acres. Due to topography and the marsh in the rear yard, it is impossible to place the garage in the required rear yard. He is requesting the garage be placed in the side yard. It will be a 24' x 40' building. Mr. Donnellon shared some printouts he had showing the topography on the lots. He said there are other lots in The Preserve with garages in the side yard. Carter pointed out that if the lots were two acres plus, they were permitted a side yard location for an accessory structure without a variance. The applicant's property will be just under two acres when combined.

The neighbor who lives across the street from the applicant, Priscilla Krencicki, asked about the size of the garage doors and also the design of the garage. Mr. Donnellan said the doors are standard 16' doors. The garage will match the house. It won't look like a pole barn; it will look like the house with the same siding. It will sit on an angle.

BOARD QUESTIONS AND COMMENTS

The board discussed the request. Bunka asked if there would be anything to connect the garage to the house. Mr. Donnellon said there would not.

CONSIDERATION OF ACTION

Bunka moved to approve the request for a yard location variance to build a garage in the side yard location, contingent upon the combination of the two properties. Trollman seconded. The motion carried.

UNFINISHED BUSINESS


None

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:21 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