

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MEETING MINUTES**  
**April 11, 2022**

**CALL TO ORDER**

Chairman Greg Carnes Called the Zoning Board of Appeals meeting to order on April 11, 2022, At 7:00 PM at the Tyrone Township Hall.

**ROLL CALL**

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

**APPROVAL OF THE MARCH 14 2022, MINUTES**

*Motioned by Commissioner Richard Erickson, supported by Commissioner Tim Scarberry. Motion Carried.*

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

**APPEAL NO. 1:** A request by Thomas & Linda Rumschlag for a 17.4-foot front yard setback variance and a 10.9-foot rear yard setback variance to build a new home located at 10522 Runyan Lake Road, Fenton, MI 48430. Parcel ID: 4704-09-202-027. The property is zoned LK-1, Lake Front Residential. Reference Tyrone Township Ordinance No. 36 - Section 20.01, Schedule of Regulations.

**COMMENTS BY APPLICANT**

The builder, Jeremy Huntoon, was present on behalf of the applicant and explained his request for the yard location variance due to the unique shape of the lot on a Cul-de-sac. The applicant wants to use the current setbacks that are currently being used and not looking to push it further.

**BOARD QUESTIONS AND COMMENTS**

Chairman Greg Carnes asked for clarification on the additional tear down of the combined lot and the Cul-de-sac. Commissioner Don Bunka asked if the front yard will be on the Cul-de-sac will the address moved. Mr. Huntoon stated the driveway will be coming in from Runyan Lake Rd and that would be the address. Commissioner Richard Erickson asked if there building issue that prevents the 50' setback. Mr. Huntoon stated there is not any reason to prevent the 50' setback from the lake, if they were allowed the setback from the Cul-de-Sac side it would allow for the 50' setback. Chairman Greg Carnes asked if the current garage will be staying and the driveway coming off the Cul-de-sac. Mr. Huntoon stated that it would stay. Chairman Greg Carnes stated the "burden" is the Cul-de-sac that they're not using. Zoning Administrator Karie Carter clarified that the Cul-de-Sac is the side yard but also considered the front yard and would need to meet the front yard setback requirement. Commissioner Richard Erickson asked what the setback would be off the Cul-de-sac if he was at the 50-feet. Chairman Greg Carnes asked how far off the southern lot line is that lakeside corner of the house. Mr. Huntoon stated that it is a 10' setback there so it would be approximately 10' off that side and would not have any encroaching issues. Chairman Greg Carnes stated that if

you slid along the building envelope, it would meet the 50' setback, the 10' side setback and further away from the Cul-de-sac. The variance could be granted off the Cul-de-sac which is the hardship. Commissioner Richard Erickson asked what would be between the house and the Cul-de-sac. Mr. Huntoon stated the covered patio is there beyond that it would be grass.

The board briefly discussed the variance requests. They concluded they could grant the one variance off the cul-de-sac, but not the lake side variance.

**PUBLIC COMMENTS**

A neighbor who lives directly to south expressed concern regarding the height and the potential of their view being obstructed with the proposed two-story building but would not oppose a single-story build. She said she believed there were rules against her views being blocked. She knew nothing of this when she bought her home. She believes this will affect the value of her home, as well.

Another member of the public asked about the driveway coming off the cul-de-sac. Mr. Huntoon stated it would remain, but he would be accessing his property via Runyan Lake Road.

Chairman Carnes asked what the proposed height is; Mr. Huntoon said it is approximately 25-26 feet high. Karie Carter referred to the Schedule of Regulations and stated that the maximum height for houses in all zoning districts is 30-feet.

**CONSIDERATION OF ACTION**

Chairman Carnes suggested they make a motion to approve the variance for the cul-de-sac but not the lake side. The variance for the front yard setback would be granted with the condition that a new site plan would be submitted showing the house at least 50-feet from the high-water mar. Commissioner Erickson moved to approve the variance request. Commissioner Scarberry seconded. The motion carried.

**MISCELLANEOUS BUSINESS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:47 PM by Chairman Carnes.

  
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Joe Trollman, ZBA Vice-Chairman  
Tyrone Township Zoning Board of Appeals