

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MEETING MINUTES
October 10, 2022**

CALL TO ORDER

Vice-Chairman Joe Trollman called the Zoning Board of Appeals meeting to order on October 10, 2022, at 7:01 pm at the Tyrone Township Hall.

ROLL CALL

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

Absent: Chairman Greg Carnes and Commissioner Tim Scarberry

Also present: Marian Krause

APPROVAL OF THE MINUTES

September 12, 2022: Motioned by Commissioner Don Bunka, supported by Commissioner Richard Erickson. Motion carried.

Marian Krause read aloud the appeal for tonight's meeting.

APPEAL NO. 1: A request by Brad Sekulich for a 26.5-foot rear yard (lakeside) setback variance to add a covered porch, a 7.45-foot rear yard (lakeside) setback variance to add to his existing dwelling, a 14.75-foot front yard (roadside) setback variance and a 2.5-foot rear yard (lakeside) setback variance to add on to his existing garage located at 7231 Surfwood Dr., Fenton, MI 48430; Parcel ID: 4704-30-202-013. The property is zoned R-1, Single-Family Residential. Reference Tyrone Township Ordinance No. 36 - Section 20.01, Schedule of Regulations.

COMMENTS BY APPLICANT

Bob Harde, representing Brad Sekulich, explained the request. He stated that due to the irregularities and difficulty of the lot being that it is waterfront on two sides of the property and one of the family members of the household has health issues and changes are required to accommodate these needs. He explained that he previously requested a variance for the garage and due to unforeseen health issues of the family member, the approved variance expired. We did change to four (4) different variances on the property due to her changing needs.

BOARD QUESTIONS AND COMMENTS

Commissioner Richard Erickson asked what the new changes were. Mr. Harde explained the garage request is the same. The north side rear addition (living room) along with the covered porch of south side with a column to support the roof to accommodate the needs of the family member.

Commissioner Rich Erickson asked about the elevations and if the front side was the roadside. Mr. Harde, said yes.

Commissioner Don Bunka asked if the garage has changed from the original, Mr. Harde stated, it has not. Commissioner Don Bunka asked if it is necessary to have something that has already been approved included in the request. Mr. Harde explained that since the previous one expired, it needed to be a new application. Commissioner Don Bunka asked Mr. Harde if any work has been done at all, Mr. Harde stated, no it has not. Commissioner Don Bunka stated that for all intents and purposes we are looking at two (2) changes that we haven't addressed in the past, and that is the covered porch and the extension on the south side of 7.5 feet and clarified the existing house dimension to the water.

Commissioner Don Bunka expressed his concern for site lines due to the height of the covered porch roofline. Mr. Harde stated he did not believe so, if anything siteline has improved for the property to the south. Commissioner Don Bunka stated that there was absolutely no where to go on this lot. Mr. Harde agreed. Commissioners discussed the previous request among themselves.

Vice-Chairman Joe Trollman if a they received any written correspondence. Marian Krause explained that we had not.

Commissioner Rich Erickson discussed with the Board that the neighbors would not possibly be able to see this house.

Commissioner Don Bunka stated that the only persons that could be affected by site lines would be the neighbors on the other side of the peninsula and that he believes these are the same questions they asked for the previous variance request. He asked Mr. Harde if Lake Shannon Association had any concerns. Mr. Harde stated that they wanted to get through the variance process with the Township first, before they submit to the Association.

CONSIDERATION OF ACTION BY BOARD MEMBERS


Commissioner Bunka moved to approve the applicants' request for a 26.5-foot rear yard (lakeside) setback variance to add a covered porch, a 7.45-foot rear yard (lakeside) setback variance to add to his existing dwelling, a 14.75-foot front yard (roadside) setback variance and a 2.5-foot rear yard (lakeside) setback variance to add on to his existing garage located at 7231 Surfwood Dr., Fenton. Commissioner Rich Erickson supported. Motioned carried.

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:14 pm by Vice-Chairman Joe Trollman.



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

Cc: File
Tyrone Township Clerk
Tyrone Township Zoning Administrator
Tyrone Township ZBA Commissioners