

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES
DECEMBER 12, 2022

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on December 12, 2022, at 7:00pm at the Tyrone Township Hall.

ROLL CALL

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

Also present: Marian Krause

APPROVAL OF THE OCTOBER 10, 2022 MINUTES

Motioned by Commissioner Don Bunka, supported by Vice-Chairman Joe Trollman. Motion carried.

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

APPEAL NO. 1: A request by Lisa Baier & David Mika for a 39-foot front yard setback variance and a yard location variance to allow for an existing barn to remain at its current location on the property after building a new dwelling located at 10115 Faussett Road, Fenton, MI 48430. Parcel ID: 4704-28-300-005. The property is zoned FR-Farming Residential. Reference Tyrone Township Ordinance No. 36 - Section 20.01, Schedule of Regulations, 21.02 B.2.c.

COMMENTS BY APPLICANT

Ms. Lisa Baier explained her variance request. She stated she purchased the property with an existing home and barn. Where the current home and barn sits, is not within the 150'-foot setback that is required. She said she would eventually like to restore the barn, which is the first request. In addition, they are requesting to build a new home and in order to meet the setback requirements, the new home would be behind where the existing barn sits.

BOARD QUESTIONS AND COMMENTS

Chairman Greg Carnes said the home is not conforming now. Lisa said they plan to demo the home, and both structures are non-conforming. Chairman Greg Carnes said it was his opinion they're improving the non-conforming by demolishing one of the non-conforming structures. Commissioner Richard Erickson and Commissioner Tim Scarberry were in agreement. They discussed, among themselves, that if they tore both structures down, she would not be here but want to keep it in her front yard, which is too close to the road. Chairman Greg Carnes said she could probably fight it in court if we denied. They discussed the age of the property pre-dating our ordinance. Lisa said that the house was the first wood framed house built in Tyrone Township. Commissioner Don Bunka asked if they planned to modernize or expand the barn. Lisa said they

had not planned to expand just restore it. Chairman Greg Carnes asked Ms. Krause if she'd received any correspondence from neighbors; she indicated she had not.

CONSIDERATION OF ACTION

Commissioner Don Bunka moved to approve the variance as requested. Commissioner Tim Scarberry seconded. The motion carried by unanimous vote.

Marian Krause read aloud appeal No. 2:

APPEAL NO. 2: A request by Eric Olson for a 15-foot front yard setback variance to build a new dwelling and a 50-foot front yard setback and front yard location variance to build a pole barn at 10535 Hartland Road, Fenton, MI 48430. Parcel ID:4704-10-200-042. The property is zoned RE, Rural Estate, Reference Tyrone Township Ordinance No. 36-Section 20.01. Schedule of Regulation, 21.02.B.2.c.

COMMENTS BY THE APPLICANT

Mr. Eric Olson explained the details of his property, the reason for his request and his wish to work with the natural features, contours, knolls, wetlands, and peat bogs. The natural features of the property and what he wants to build, and where, he is requesting a variance for his new dwelling and pole barn. He stated that he was working with EGLE and was given the 2 locations for a septic field by the Health Department. Commissioner Richard Erickson asked who owned the property surrounding Mr. Olson's, he stated it was Jeff Schumacher. Chairman Greg Carnes asked Mr. Olson for clarification of the north boundary property line then Mr. Olson continued to explain details of his site plan. Mr. Olson also stated the architectural design would match on both structures along with the type of materials he intended to use. Chairman Greg Carnes said, there were many trees and it would be difficult to see through them into the property. Mr. Olson agreed and said they intend to plant more. Chairman Greg Carnes said he felt Mr. Olson really did his homework on this project. Mr. Olson said he wanted to do the least damage to the environment and cohabitate with the wildlife on the property. He said they are making the most of what they have to work with, as far as where the property perked, the contours and wetlands and satisfying the County Health Department. Mr. Olson explained the type of soil he had to work with on the property. Chairman Greg Carnes asked Ms. Krause if she'd received any correspondence from neighbors, she indicated she had not.

CONSIDERATION OF ACTION


Vice-Chairman Joe Trollman moved to approve the variance as requested. Commissioner Richard Erickson seconded. The motion carried by unanimous vote.

MISCELLANEOUS BUSINESS

Next meeting January 9, 2023

ADJOURNMENT

The meeting was adjourned at 7:37 by Chairman Greg Carnes.



Gregory Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals

cc: File

Tyrone Township Clerk
Tyrone Township Zoning Administrator
Tyrone Township ZBA Commissioners

APPROVED

