

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES
January 9, 2023

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on January 9, 2023, At 7:02 PM at the Tyrone Township Hall.

ROLL CALL

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

Also present: Marian Krause

APPROVAL OF THE DECEMBER 12, 2022, MINUTES

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

Marian Krause read aloud the appeal No. 1:

APPEAL NO. 1: A request by Nicholas Walsh for a front yard location variance and a 59.2-foot front yard setback variance to build a 40' x 80' pole barn located at 12277 Overlook Dr. Fenton, MI 48430. Parcel ID: 4704-11-100-033. The property is Zoned RE, Rural Estate, Reference Tyrone Township Ordinance No. 36 – Section 20.01, Schedule of Regulations, 21.02.B.2.c.

COMMENTS BY APPLICANT

Attorney Michael Gildner, representing the applicant Nick Walsh, explained reasons for the variance request to build the pole barn was the location of the septic, area of wetlands and the need to store campers, trailers and equipment.

BOARD QUESTION AND COMMENTS

Chairman Greg Carnes asked if the side yard beyond the septic was a suitable location. Attorney Michael Gildner stated it was all wetlands. Commissioner Rich Erickson asked if other locations were explored for the proposed structure. Mr. Gildner stated that the applicant chose the area that required the least clearing and the driest. Neighboring residents expressed their concerns of the potential drainage issues for the size of structure and the impact it could have on adjacent properties and due to the size of proposed building, the visual impact and aesthetics of the neighborhood including property values. Residents also expressed, that the amount of clearing that has been done and the amount of fill that has been brought in, would affect run-off, and septic systems of neighboring properties since the area is now much higher. A resident brought in photos and letters from some of the surrounding neighbors, for the Board, opposing the variance request. Chairman Greg Carnes asked Attorney Michael Gildner about all the fill that was brought into the

property. Mr. Gildner stated the fill is for the berm where trees will be planted along with the addition of a ditch to drain to the back, which is historically where water has gone. He then pointed out that if the house was where the barn is proposed and the barn put where the house sits now, the barn would still be visible by neighboring properties. Mr. Gildner also stated the Nick Walsh knows his responsibility of drainage. The Board discussed among themselves. Commissioner Rich Erickson asked what is directly behind house and if location is moved east 50-foot closer to driveway, would it help with the water issue. Nick Walsh stated, it would not.

CONSIDERATION OF ACTION

Commissioner Don Bunka moved to table the application until the Livingston County Drain Commission assessed drainage impact. Vice-Chairman Joe Trollman supported the motion. The motion carried by unanimous vote.

Marian Krause read aloud appeal No. 2:

APPEAL NO. 2: A request by Philip Glebe for a 22.3-foot setback variance from the waters edge to build a new dwelling located at 7535 Parkwood Ct., Fenton, MI 48430. Parcel ID: 4704-30-201-062. The property is Zoned LK-1 Lakefront Residential, Reference Tyrone Township Ordinance No. 36 – Section 20.01

COMMENTS BY APPLICANT

Mr. Tim Chouinard, builder representing Philip Glebe, explained the request of building the new home, to replace the current structure, which would improve the existing non-conformity. Chairman Greg Carnes asked what the elevation was. Mr. Chouinard stated it was 25-feet. Commissioner Don Bunka asked where the septic was located. Mt. Chouinard stated it was in the middle of the circular driveway. Vice-Chairman Joe Trollman asked what the square footage would be. Mr. Chouinard stated around 4000 square feet.

CONSIDERATION OF ACTION

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

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 8:36 pm 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

