

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MEETING MINUTES
April 17, 2023

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on April 17, 2023 At 7:00 PM at the Tyrone Township Hall.

ROLL CALL

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

Absent: Commissioner Richard Erickson

APPROVAL OF THE APRIL 17, 2023 MINUTES

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

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

APPEAL NO. 1: A request by Richard and Patricia Sirna for a 20-foot front yard setback variance to build a new dwelling on their property located on White Lake Road, parcel ID 4704-10-100-014. The property is zoned LK-1, Lakefront Residential. Reference Tyrone Township's Zoning Ordinance No. 36, Section 20.01, Schedule of Regulations.

COMMENTS BY APPLICANT

The applicant, Richard Sirna explained his plan to build a new dwelling and due to the sewer line location, they're requesting a variance of a 20-foot front yard setback.

BOARD QUESTIONS AND COMMENTS

Chairman Greg Carnes asked Mr. Sirna if his unreasonable burden is the sewer Mr. Sirna said it was. Chairman Greg Carnes asked Ms. Krause if any correspondence was received; there were two.

PUBLIC COMMENTS

Chairman Greg Carnes read aloud the first letter of correspondence regarding site line concerns from a neighboring resident (Dennis Donovan-absent) and discussed among themselves. Commissioner Don Bunka asked Mr. Sirna how tall the garage would be. The builder asked the Board if he could give the answer, Chairman Greg Carnes allowed. The builder for the applicant said the roof would be about 16 ½ feet tall from virgin ground to top of the ridge and the main part of the house will be at a slightly higher elevation for a hip roof. The Board discussed existing obstructed views among themselves. Chairman Greg Carnes presented the second letter of correspondence from the resident to the immediate east, (Betty Buchkowski-present) and asked if she wanted to explain in her words, she agreed. The resident said she did not feel the variance should be granted as they could build a 2-car garage and not need a variance. With a 2-car garage

their home will be in line on the lakeside and close in line on the roadside, with the neighboring homes. Chairman Greg Carnes summarized resident concerns. Mr. Sirna said, when living on the lake you want to be able store items like jet skis. Mr. Larry Steffes, the resident immediate to the west said, they have a 3-car garage that is oriented east and west and if you change the build configuration you can fit a 3-car garage. Mr. Sirna said he disagreed because they're hemmed in from the sewer line and if they didn't have that line there, they would build towards the lake. Mrs. Sirna explained that their driveway cannot be seen from the road and there is a large shed/barn on neighboring property line and very close to the road. Our building would not go past that shed. Chairman Greg Carnes asked Mr. Steffes, the resident to the west, for his dimension from property line to the front of his garage. The resident said his guess would be 35-feet and where the applicants site stakes are located, are roughly 15-feet past the front of their garage. Commissioner Chet Schultz said, with a variance request you need to state a "Hardship", and asked if the applicant could restructure the garage with one bay a bit longer to store jet skis. Mr. Sirna said the actual width of the property prevents them from doing it that way and if it weren't for that sewer line, they could move the house back by 15-feet which has created the burden. Commissioner Bunka said if they moved the house 15-feet further towards the lake, they would then have site line issues. Mr. Sirna said they were giving Consumers Energy all their right-of-way they would need because Consumers has already come to move it onto their easement. They did not encroach upon the 35-foot easement. Chairman Greg Carnes said they could build a 2 1/2 car garage and not need a variance at all. Mr. Sirna explained that they had explored all the possibilities with the house designer to do the best they could to not impact anything, but there would be issues with backing vehicles out. Mr. Steffes referenced various sections of the Ordinance concerning safety and buildable lot size. Chairman Greg Carnes said the Zoning Board grants variance requests based on meeting the criteria, Land Use and Building permits are done through the Zoning Department and the Building Department. A resident said he did not think "practical difficulty" is demonstrated in this instance, a 3-car garage seems to be excessive.

CONSIDERATION OF ACTION

Commissioner Don Bunka moved to grant the variance request. Commissioner Tim Scarberry seconded. Roll call vote: Scarberry, yes. Schultz, no. Trollman, yes. Bunka, yes. Carnes, no. The motion carried.

Marian Krause read aloud appeal No. 2:

APPEAL NO. 2: A request by Mark and Angela Suchezky for a 233-foot variance from the required 250 feet between an accessory and principal structure in a front yard location, to build a new outbuilding located at 13062 Sam Hill Lane, Fenton, MI 48430. Parcel ID 4704-36-300-035. The property is zoned FR – Farming Residential. Reference Tyrone Township Zoning Ordinance No. 36, Section 21.02.B.2.d Accessory Building and Structures Provisions.

COMMENTS BY APPLICANT

Mr. Mark Suchezky explained his request and that his home sits at the apex of his property of rolling hills. Mr. Suchezky said his home has no basement and no storage in their home and wants to build a 30-foot by 60-foot building. He explained that his original contractor (for the first variance request) was not able to come up with a viable solution in regards to the foundation and it became quite complex. He said he had worked with him for approximately six months to come up

with ideas that would work with the building manufacturer, who was not able to come up with a reasonable solution. Mr. Suchezky said he sought out 5 other bids and no one would touch the complicated foundation.

BOARD QUESTIONS AND COMMENTS

Commissioner Don Bunka asked if the location of the previous request was further to the South, Mr. Suchezky said yes. Mr. Suchezky said he can bring in heavy equipment to flatten the land in the new location because he has more room to work the land, and that the building is a steel building, so it requires a different foundation. Commissioner Don Bunka asked if it required piers and Mr. Suchezky said yes it would be 12 pier columns and a rat wall with a flat foundation. Board discussed among themselves. Chairman Greg Carnes said it looks like he is asking for less than what we granted. Chairman Greg Carnes asked Ms. Krause if she received any correspondence from neighbors; there were none.

CONSIDERATION OF ACTION

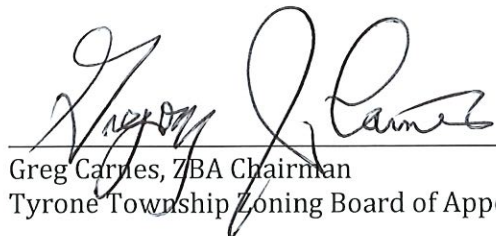
Commissioner Chet Schultz motioned to approve the variance as requested. Vice-Chairman Joe Trollman supported. The motion carried by unanimous vote.

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:55 PM by Chairman Carnes.



Greg Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals

