

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES
May 8, 2023

CALL TO ORDER

Chairman Greg Carnes Called the Zoning Board of Appeals meeting to order on May 8, 2023
At 7:02 PM at the Tyrone Township Hall.

ROLL CALL

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

APPROVAL OF THE APRIL 17 2023, MINUTES

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

Marian Krause read aloud Appeal No. 1 for tonight's meeting.

APPEAL NO.1: A request by Michael & Danielle Stuber for a front yard location variance to build a 20-foot x 40-foot detached garage located at 12451 Center Rd, Fenton, Mi 48430; parcel ID: 4704-14-400-005. The property is zoned FR-Farming Residential. Reference Tyrone Township Zoning Ordinance No. 36 – Section 20.01 Schedule of Regulations, and Section B.2. a-c, Accessory Building & Structures.

COMMENTS BY APPLICANT

The applicant, Michael Stuber explained his request for the yard location variance is because he could not rebuild where the old barn was due to a new septic field and the location of the Solar-Array. He also said this is why he would like to add a garage in front.

BOARD QUESTIONS AND COMMENTS

Chairman Greg Carnes asked if Mr. Stuber explored other locations along the west side of property. Mr. Stuber said he had and it was too wet on that side of the property. Chairman Greg Carnes asked if the new location was the driest and highest area for the proposed garage. Mr. Stuber said that it is, and there is no room in the back yard because the house sits close to rear property line. Chairman Greg Carnes asked for clarification of distance between the side property line of the new structure. Mr. Stuber said that distance is 36-feet. Commissioner Don Bunka asked how many acres Mr. Stuber had. He said 2.7 acres. Chairman Greg Carnes asked the height of the new structure would be. Mr. Stuber said he does not have building plans yet as he was waiting on the outcome of his request. Chairman Greg Carnes asked if there was any correspondence or feedback for this request. Marian Krause said there was one in support of the request.

CONSIDERATION OF ACTION

Vice-Chairman Trollman moved to approve the variance request. Commissioner Scarberry seconded. The motion carried by unanimous vote.

Marian Krause read aloud Appeal No. 2 for tonight's meeting.

APPEAL NO. 2: A request by Travis & Rachele Petty for a 5-foot south side yard setback variance and a 5-foot variance for the distance between the proposed accessory structure and the existing dwelling located at 7471 Denton Hill Rd, Fenton, Michigan 48430, Parcel ID: 4704-26-200-038. The property is zoned FR-Farming Residential. Reference Tyrone Township Zoning Ordinance No. 36, Article 20 – Schedule of Regulations, and Section 21.02B.3, Accessory Building & Structures.

COMMENTS BY APPLICANT

The applicant Rachele Petty explained that the reason for the variance request is because of the topography of the property and everything drains to the back which is steep and the drop-off is why they have a 10-foot walkout with an 8-foot by 12-foot retaining wall. Ms. Petty indicated on the map, where the neighboring property drains into the back of their property. Ms. Petty also explained the location of the septic is in the front of the property and that new garage would match the design of the house. Commissioner Don Bunka asked if she had applied previously, Ms. Petty replied, yes. Commissioner Don Bunka then asked if the reason she is requesting a variance now is because the previous approval expired. Ms. Petty explained that the prices were too high at the time of their first approved variance and now is better timing. Chairman Greg Carnes asked for correspondence. Marian Krause provided the letter from a resident. Chairman Greg Carnes addressed the neighbors concern being privacy and lighting. Ms. Petty explained they have had numerous vehicle thefts in the past 6-months so they added motion sensor lights, but the new garage would block the lighting.

CONSIDERATION OF ACTION

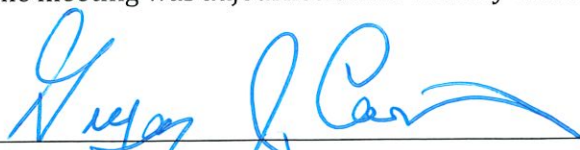
Commissioner Tim Scarberry moved to approve the variance request. Supported by Chet Schultz. Motion carried by unanimous vote.

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:34 PM by Chairman Carnes.



Greg Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals