

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MEETING MINUTES**  
**June 12, 2023**

**CALL TO ORDER**

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on June 12, 2023 at 7:03 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 MAY 8, 2023 MINUTES**

*Motioned by Vice-Chairman Joe Trollman, supported by Chet Schultz. Motion Carried.*

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

**Appeal No. 1:** A request by Property Services Unlimited LLC-Dave Bair for a 5.3-foot rear yard setback variance to build a new dwelling on the property located at 10011 Merrill Dr., Fenton, MI 48430. Parcel ID: 4704-10-302-077. The property is zoned LK-1, Lakefront Residential. Reference Tyrone Township Ordinance No. 36 – Section 20.01, Schedule of Regulations.

**COMMENTS BY APPLICANT**

Mr. Dave Bair explained that he is a builder and put in a offer on this property. He said he introduced himself to the neighbors to share with them that he wanted to build between their 2-two properties assuring them he would have a professional come out to find the property lines. Mr. Bair gave details on the small size of the property which is why he needs to request the variance in order to build on this lot and meet the requirements of the Zoning Ordinance. Mr. Bair than explained that he took a lot of time in coming up with a layout that really would be aesthetically pleasing and bring good value to the community. Mr. Baier explained it is not his intent to encroach on neighboring properties. Chairman Greg Carnes asked Mr. Bair to clarify, on the map, the rear property line.

**PUBLIC COMMENTS**

Mr. & Mrs. Putnam said they received the letter and were interested in what Mr. Bair was going to do. Mr. Bair asked the Board if he could show the drawings to the them. Chairman Greg Carnes said he could. Mr. Bair shared the drawings with Mr. and Mrs. Putnam, and they said they would be fine with his plan.

**CONSIDERATION OF ACTION**

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

**MISCELLANEOUS BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 7:16 PM by Chairman Carnes.

A handwritten signature in black ink, appearing to read "Greg Carnes", is written over a horizontal line.

Greg Carnes ZBA Chairman  
Tyrone Township Zoning Board of Appeals

APPROVED