

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MEETING MINUTES**  
**July 10, 2023**

**CALL TO ORDER**

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on July 10, 2023, at 7:05 PM at the Tyrone Township Hall.

**ROLL CALL**

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

*Absent:* Commissioner Don Bunka, Commissioner Rich Erickson

*Also present:* Marian Krause

**APPROVAL OF THE JUNE 12, 2023 MINUTES**

*Motioned by Vice-Chairman Joe Trollman, supported by Chet Schultz. Motion carried by unanimous vote.*

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

**APPEAL 1:** A request by Richard and Linda Popp for a 28-foot rear yard setback variance to build an addition on the back of their existing dwelling located at 9061 Center Rd, Fenton, MI 48430. Parcel ID: 4704-17-300-003. The property is zoned FR – Farming Residential. Reference Tyrone Township Ordinance No. 36 – Section 20.01, Schedule of Regulations.

**COMMENTS BY APPLICANT**

Mr. Richard Popp explained that they bought this home at the beginning of the year and need a first-floor laundry room and it only has one small bathroom and they'd like to add an additional bathroom, and getting up and down the stairs is getting difficult.

Mr. Popp said that his grandson lives on the property to the rear and there is a house on the property to the east. Mr. Popp said that they bought here, they didn't realize it would be that big of a problem, being on an acre of property. Chairman Greg Carnes said, yes, the house sits way back on your property line. The Board discussed amongst themselves. Chairman Greg Carnes asked for clarification on the distance from the property line to the existing house and garage. Mr. Popp said 67 feet to the house and 58 feet to the garage. Chairman Greg Carnes then asked Mr. Popp what he would be doing with the enclosed porch. Mr. Popp said it would come off and become part of the addition. Chairman Greg Carnes asked

what the distance off the property line the shed was Mr. Popp said he wasn't sure but thought it was about ten feet on both sides. Chairman Greg Carnes asked if there were any further questions. Mr. Popp asked if the variance request would be affected if he increased the width of the addition a few feet to the west. Commissioner Chet Schultz asked if the current distance is 36 feet from the house to the property line. Mr. Popp said he was not certain; however, the addition would not go past the house and would be closer to 18 feet instead of 16 feet Chairman Greg Carnes said the variance request is for the distance to the rear property line and they can go smaller but not greater than the request. Commissioner Tim Scarberry said increasing from 16 feet to 18 feet doesn't change the variance request. Mr. Popp said he wanted to be sure it was done right. Chairman Greg Carnes asked Ms. Krause if there was any correspondence, she said there was none.

### **CONSIDERATION OF ACTION**

Commissioner Tim Scarberry moved to approve the variance request. Supported by Vice Chairman Joe Trollman; the motion carried by unanimous vote.

**APPEAL NO 2:** A request by Dean Haase for a 25-foot front yard setback variance and 30-foot setback from the water's edge to build a 30-foot x 26-foot garage located at 10015 Walnut Shores Dr., Fenton, MI 48430. Parcel ID: 4704-09-401-035. The property is zoned LK-1-Lakefront Residential. Reference Tyrone Township Ordinance No. 36-Section 20.01, Schedule of Regulations and Section 21.02.A.2.d, Accessory Building & Structures.

After Ms. Krause read aloud Appeal No. 2, Chairman Greg Carnes recused himself from the vote, due to conflict of interest.

### **COMMENTS BY APPLICANT**

Mr. Dean Haase explained he originally wanted to build an attached garage. Due to drainage issues from redoing the well, then hitting a spring at the corner of the house, that plan was eliminated and now would like to build a detached garage where the existing two sheds are located. He said he needs a setback off the water, he has water on two sides and his lot is about 65 feet wide at the road. Mr. Haase said the other setback is his front yard but is really a side lot and the road ends right at his driveway. Where the garage would go is actually on the side of a piece of property, (RLI boat ramp), and can never be sold or built on. Chairman Greg Carnes clarified where the ramp is on the map. Mr. Haase confirmed the location and said there would never be any problem or issue with blocking anyone's view. He also said the garage needs to close to the road due to septic and gas lines. He said this is the reason he is requesting the 10-foot front yard setback and the proposed location is because it is the only viable area to build on his property. Chairman Greg Carnes asked about the existing shed. Mr. Haase said it was going to be demolished as he is trying to clean up his property for his neighbors. Commissioner Chet Schultz asked if the current boat launch would pose a problem Mr. Haase said no. Chairman Greg Carnes asked Ms. Krause if there was any written correspondence from anyone. Ms. Krause said no. Vice Chairman Joe Trollman asked where the second ramp was. Mr. Haase said there was no

it was destroyed when they dredged the channel and he filled it in. Commissioner Chet Schultz asked if the neighbor's view would be blocked, Mr. Haase said no and that there were only four lots. He owns two of them and the south side of the lot has big willow trees on it.

**CONSIDERATION OF ACTION**

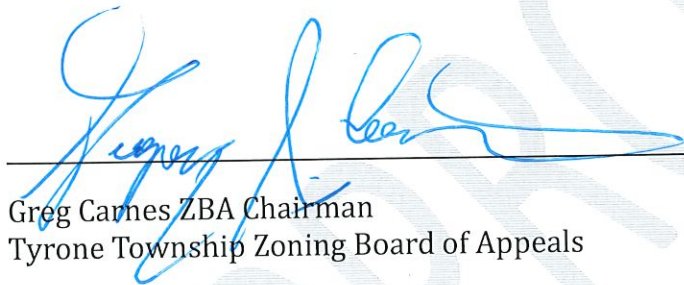
Commissioner Chet Schultz motioned to approve the variance as requested. Supported by Commissioner Tim Scarberry, the motion carried by unanimous vote.

**MISCELLANEOUS BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 7:35 PM by Chairman Carnes.



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Greg Carnes ZBA Chairman  
Tyrone Township Zoning Board of Appeals

