

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MEETING MINUTES**  
**October 9, 2023**

**CALL TO ORDER**

Vice-Chairman Joe Trollman called the Zoning Board of Appeals meeting to order on October 9, 2023 at 7:08 PM at the Tyrone Township Hall.

**ROLL CALL**

*Present:* Vice-Chairman Joe Trollman, Commissioners Tim Scarberry, Rich Erickson, Don Bunka

*Absent:* Chairman Greg Carnes, Commissioner Chet Schultz

*Also present:* Marian Krause

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

**APPEAL No. 1:** A request by Dave Bair of DMN Property Holdings, LLC, to appeal the determination of the Planning Commission Subcommittee that the proposed change to his site plan should be considered a major change. This is regarding a turn-around for a shared private driveway as part of a Special Land Use. The properties affected by this decision include 4704-32-100-013, 4704-32-100-015, and 4704-32-100-017. The properties are zoned R-1, Single-Family Residential. Reference Tyrone Township Zoning Ordinance No. 36, Section 23.13 – Amendment of an Approved Site Plan.

Commissioner Rich Erickson addressed audience to inform them that as the Chairman of the Planning Commission Subcommittee, he will recuse himself from voting on Appeal No. 1. The Board discussed among themselves the lack of a quorum and the inability of voting on Appeal No. 1. It was determined to move forward with the public hearing for Appeal No. 1.

**COMMENTS BY APPLICANT**

Mr. Dave Bair explained he had an approved site plan by Tyrone Township that resulted in 2 shared driveways with T turn arounds and 8 individual parcels that were for sale. Mr. Bair said he took the approved site plan and followed the directions of Tyrone Township Ordinance 36 Section 24.02 H and read aloud – Drainage. Storm water runoff from a private road shall be controlled consistent with the requirements of the Livingston County Drain Commission and the MDEQ. Uncontrolled storm water shall not drain directly onto adjacent property or onto a public road. Appropriate permits must be obtained from the Livingston County Drain Commissioner, the MDEQ and other appropriate governmental agencies prior to initiation of any work on a private road. Storm water drainage into regulated wetlands shall only be permitted subject to issuance of a permit from the MDEQ. Use of storm water management in accordance with sound drainage engineering practices

shall be required. Mr. Bair said Boss Engineering was their engineer and all the permits were applied for and obtained. Mr. Bair continued, permits required us to do numerous things that were not on the approved site plan through the Township because no one knows what those things are until the permits are issued. Mr. Bair said, in compliance with the Drain Commission and MDEQ, things did change a little bit from what was approved such as the T turn around is not the exact same shape. Mr. Bair said he was in compliance and followed the directions and did what he was advised to do. Mr. Bair said that there was nothing in the approved plan stating that if any changed, he had to go back and tell the Township. Mr. Bair said he felt he was in 100 percent full compliance and did not see any reason to initiate going back to the Township at any point in time. Sid Martin expressed his concerns regarding the applicant's 5 criteria on the Zoning Board of Appeals application. Landon Prisk expressed his concern regarding the parcel he is closing on and is unable to build on and asked the Board to come to a definitive conclusion on what he should do because he can not build on his parcel. The Board discussed among themselves.

### **CONSIDERATION OF ACTION**

Due to no quorum Commissioner Don Bunka moved to table the request. Supported by Vice Chairman Joe Trollman; the motion carried by unanimous vote.

Marian Krause read aloud Appeal No. 2

**APPEAL NO 2:** A request by Richard & Nancy Scott for a yard location variance (requesting a front yard location), a 12.14' north side yard setback variance, a 73.14' front yard setback variance, and a 5-foot variance from the required distance between the proposed accessory structure and the existing dwelling located at 10325 Walnut Shores Dr., Fenton, Michigan 48430, Parcel ID: 4704-09-200-017. The property is zoned RE – Rural Estates. Reference Tyrone Township Zoning Ordinance No. 36, Article 20 – Schedule of Regulations, 21.02.B.2.b, yard locations, and 21.02.B.3.

### **COMMENTS BY APPLICANT**

Ms. Nancy Scott explained that due to the topography of their property, location of well and grinder pump leaves them with only one suitable area to build an accessory structure. Mr. Richard Scott said their 300 square foot shed is too small. Commissioner Rich Erickson asked if the shed would be removed. Ms. Scott said yes.

### **CONSIDERATION OF ACTION**

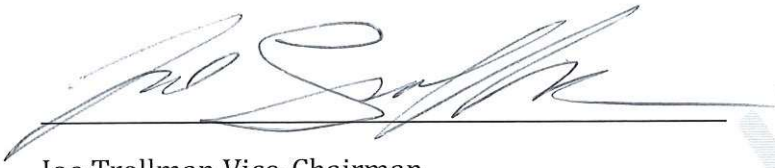
Commissioner Rich Erickson moved to approve as requested. Commissioner Tim Scarberry seconded. Motion carried by unanimous vote.

**MISCELLANEOUS BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 7:45 PM by Vice-Chairman Trollman.

A handwritten signature in black ink, appearing to read "Joe Trollman", written over a horizontal line.

Joe Trollman Vice-Chairman  
Tyrone Township Zoning Board of Appeals

APPROVED

