

**TYRONE TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MEETING MINUTES
March 11, 2024**

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals meeting to order on March 11, 2024, at 7:01 PM at the Tyrone Township Hall.

ROLL CALL

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

Also present: Marian Krause

APPROVAL OF THE FEBRUARY 12, 2024 MINUTES

Motioned by Commissioner Rich Erickson, supported by Commissioner Don Bunka. Motion carried by unanimous vote.

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

APPEAL NO. 1: A request by Timothy Morello for yard location variance and an 18-foot front yard setback variance to build a 24-foot by 32-foot detached Accessory Structure at 9441 Jean St., Fenton, MI 48430. Parcel ID: 4704-13-102-042. The property is zoned R-1, Single Family Residential. Reference Tyrone Township Ordinance No. 36-Section 20.01, Schedule of Regulations and Section 21.02A.2.d, Accessory Building & Structures.

COMMENTS BY APPLICANT

Mr. Timothy Morello explained the reason for his request for a 24-foot by 32-foot pole barn was that he has his septic field on one side of his lot and his house on the other side, and there would not be another location on his lot that would meet the setback requirements. Chairman Greg Carnes asked Mr. Morello if he investigated other locations, and Mr. Morello said yes. Chairman Greg Carnes stated that the tank and septic field take up the desirable spots. Chairman Greg Carnes asked if there were any comments from the public, one resident said that he supported the request. Chairman Greg Carnes asked if any correspondence was received. Ms. Krause said there were none.

CONSIDERATION OF ACTION

Commissioner Tim Scarberry moved to approve as requested. Vice-Chairman Joe Trollman supported. Motion carried by unanimous vote.

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

APPEAL NO. 2: A request by Christopher Bell for a 27-foot front yard setback variance to build a new home on his vacant parcel in The Preserve, Fenton, MI 48430. Parcel ID: 4704-08-101-062. The property is zoned RE- Rural Estates. Reference Tyrone Township Ordinance No. 36-Section 20.01, Schedule of Regulations.

COMMENTS BY THE APPLICANT

Mr. Chris Bell explained the reason for his request was because the building envelope, he was given at the time of purchase of the property, did not include the setback from the water. Mr. Bell said the engineer pointed that out to them which then changed their build envelope and placed it on the highest point of their parcel. Mr. Bell continued that once they received the boring sample back, it was recommended the house be pushed further forward, which is the reason for his request. Mr. Bell also said that their lot does not front a road, they front a shared private driveway setback that only services one house. Mr. Bell pointed out that there was another property nearby with similar circumstances. There was a brief discussion about the similarities. Mr. Bell said that while working with the Township, he was told his easiest route may be a variance request. Commissioner Don Bunka asked if he had deeded access, Mr. Bell said it was written into the deed as a drive easement for all three of the houses. Chairman Greg Carnes asked if there were any comments from the public, there were none. Chairman Greg Carnes asked if there was any written correspondence. Ms. Krause said there were none.

CONSIDERATION OF ACTION

Vice-Chairman Joe Trollman moved to approve as requested. Commissioner Rich Erickson supported. Motion carried by unanimous vote.

Marian Krause read aloud Appeal No. 3 for tonight's meeting.

APPEAL NO. 3: A request by Gregg & Laura Archambault for an extension of a walkway along a non-conforming side yard setback and a 14-foot setback variance from the water's edge for a rear deck at 10533 Sleepy Shores Path, Fenton, MI 48430. Parcel ID: 4704-09-203-061. The property is zoned LK-1, Lakefront Residential. Reference Tyrone Township Ordinance No. 36 Section 20.01 Schedule of Regulations and Section 26.04.A.3 a-e.

COMMENTS BY THE APPLICANT

Mr. Gregg Archambault explained that they were requesting two variances for existing structures. He said the first is the walkway along their fence line, which is at grade, that goes along the side of their house about halfway and they would like to extend it out to the driveway. Mr. Archambault said the second is the above-grade deck, which is reaching the end of its life expectancy, is on two different levels and they would like to make it one continuous level. Chairman Greg Carnes asked what the elevation was, and Mr. Archambault said it was currently 22" inches off-grade. Commissioner Don Bunka asked if

the neighbor to the east would have a limited view. Ms. Laura Archambault said the neighbor had five to six arborvitae trees, that are about 15 feet high, and would not have a view of their deck. There was a brief discussion about the year the homes were built. Chairman Greg Carnes asked if there were any comments from the public, there were none. Chairman Greg Carnes asked if there was any correspondence. Ms. Krause said there were five letters in support.

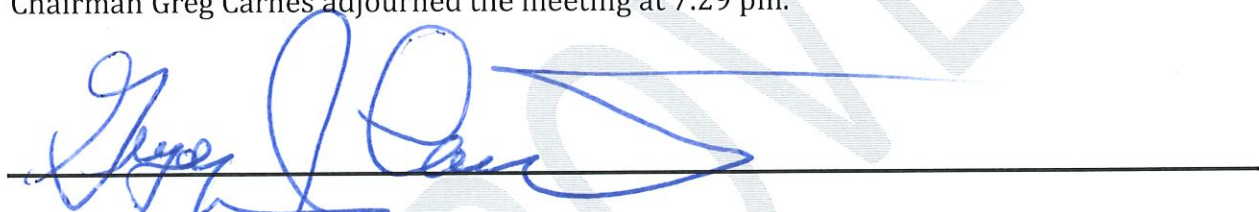
CONSIDERATION OF ACTION

Commissioner Don Bunka moved to approve as requested. Commissioner Rich Erickson supported. Motion carried by unanimous vote.

MISCELLANEOUS BUSINESS: None

ADJOURNED

Chairman Greg Carnes adjourned the meeting at 7.29 pm.



Greg Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals

APPROVED