



GREEN OAK CHARTER TOWNSHIP

Planning and Zoning Department Zoning Board of Appeals

AGENDA

Regular Meeting
Tuesday, January 20, 2015
7:00 p.m.

Green Oak Charter Township Hall
10001 Silver Lake Road
Brighton, MI 48116

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Board
4. Approval of the Agenda
5. ZBA Case 01-2015 10305 Cedarcrest Rd., Whitmore Lake, 48189, Parcel # 4716-32-202-065 Request a variance from Section 38-136, to increase lot coverage to 35%. 38-136 Schedule of Regulations states (maximum lot coverage is 30%).
 - a. Applicant's Presentation of the Case – maximum of ten minutes
 - b. Board members may question the Applicant
 - c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
 - d. Close Public Hearing
 - e. Rebuttal by Applicant – a maximum of two minutes allotted
 - f. Decision of the ZBA
6. ZBA Case 02-2015 11801 Doane Road, South Lyon, 48178, Parcel # 4716-22-200-024 Request a variance from 38-412 (d) to allow additional signage to the existing 8' x 5' entrance ground sign. 38-412 (d) Nonconforming signs. No nonconforming sign shall be altered or reconstructed unless the alteration or reconstruction is in compliance with this article, except that nonconforming signs shall comply with the following regulations: (2) Substitutions. No nonconforming sign shall be replaced with another nonconforming sign.
 - a. Applicant's Presentation of the Case – maximum of ten minutes
 - b. Board members may question the Applicant
 - c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
 - d. Close Public Hearing
 - e. Rebuttal by Applicant – a maximum of two minutes allotted
 - f. Decision of the ZBA
7. New Business
8. Old Business
9. Approval of November 18, 2014 Meeting Minutes

ZONING BOARD OF APPEALS

Joe Weinburger, Chairperson
Sarah Pearsall, Vice Chairperson
Wendy Hoover, Secretary

Jim Tuthill, Twp. Board Rep.
Gary Gaylord, Member
Billy Lintner, Alternate

10. Correspondence
11. Call to the Public – maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
12. Adjournment

Posted January 2, 2015

ZONING BOARD OF APPEALS

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Sarah Pearsall, Vice Chairperson
Wendy Hoover, Secretary

Jim Tuthill, Twp. Board Rep.
Gary Gaylord, Member
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Green Oak Charter Township
Zoning Board of Appeals
Regular Meeting Minutes
January 20, 2015

Roll Call: Wendy Hoover
Sarah Pearsall
Deborah Sellis
Jim Tuthill
Joe Weinburger

Guests: 8

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDA

Mr. Weinburger amended the agenda in order to add the Election of Officers under New Business.

**Motion by Pearsall, second by Tuthill
To approve the agenda as revised.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

- 1. ZBA Case 01-2015 10305 Cedarcrest Road., Whitmore Lake, 48189, Parcel #4716-32-202-065 request a variance from Section 38-136, to increase lot coverage to 35%. 38-136 Schedule of Regulations states (maximum lot coverage is 30%)**

Representing ZBA Case 01-2015: Dennis Hacker

Mr. Weinburger noted that a letter of support was received from Mr. and Mrs. Schuster in support.

Mr. Hacker explained that he is requesting a variance for lot coverage, he would like to add a garage and small addition to his home in order to store lake and yard equipment so it is not unsightly. Working with the ordinance he has come up with the smallest garage in order to meet the lot line but he is over on the lot coverage by 3%.

Mr. Weinburger explained that the applicant can meet setbacks but isn't able to meet the hard surface area.

Ms. Pearsall questioned what the applicant's practical difficulty is? Mr. Hacker stated that he can't afford the same amenities because his lot is too small. Mr. Hacker stated everyone that has built a garage in that area has a variance. Ms. Pearsall explained

49 that they view each case on an individual basis. Mr. Hacker stated that they have to
50 park in their yard and it gets unsightly to have everything sitting around their yard, their
51 yard is too small to do the improvement that needs to be made.
52

53 Ms. Hoover asked if the garage was scaled down to a two car garage if that would meet
54 the requirements. Mr. Hacker stated it would meet the lot coverage but it wouldn't solve
55 his issues with items sitting around the yard.
56

57 Mr. Weinburger opened and closed the public hearing at 7:08 p.m. due to no comments.
58

59 **Motion by Hoover, second by Tuthill**

60 **To approve the variance requested for ZBA Case 01-2015 10305 Cedarcrest**
61 **Road., Whitmore Lake, 48189 to allow the addition of the proposed garage and**
62 **addition as submitted. The applicant will have to meet all side yard and front**
63 **yard setbacks as drawn for the addition. The practical difficulty is the lot**
64 **configuration and the lot size doesn't allow the addition of garage which is**
65 **needed, the variance will not be detrimental to the community or the Master**
66 **Plan of Green Oak Charter Township.**
67

68 **Roll Call Vote: Ayes: Tuthill, Hoover**
69 **Nays: Sellis, Pearsall, Weinburger**
70

71 **MOTION DENIED**
72

73 **2. ZBA Case 02-2015 11801 Doane Road, South Lyon, 48178, Parcel #4716-22-200-**
74 **024 Request a variance from 38-142 (d) to allow additional signage to the**
75 **existing 8' x 5' entrance ground sign. 38-412 (d) Nonconforming signs. No**
76 **nonconforming sign shall be altered or reconstructed unless the alteration or**
77 **reconstruction is in compliance with this article, except that nonconforming**
78 **signs shall comply with the following regulations: (2) Substitutions. No**
79 **nonconforming sign shall be replaced with another nonconforming sign.**
80

81 **Representing ZBA Case 02-2015: Dr. Bill Short, 9179 Silverside**
82

83 Dr. Short explained that they have done such a good job with blending the sign into the
84 community that their sign is hard to see. He explained that people have to pull in and
85 drive all the way to the entrance gate which is ¼ mile off the road in order to see if they
86 are open. He felt that this causes a hardship to their customers. He explained that
87 they are not asking for a bigger sign, they would like to inlay an electric "open" sign that
88 can be turned on or off according to their business hours.
89

90 Dr. Short explained that the existing sign is already approved as a lit sign; it has a back
91 light to it. Dr. Short provided a few letters of support from surrounding neighbors to the
92 Board.
93

94 Ms. Hoover commented that she did notice the previous open sign and it did help.
95

96 Mr. Weinburger opened the public hearing 7:18 p.m.

97 **Jim, 11800 Moose Ridge Drive** – He explained that he just purchased his home and
98 the picture that was shown of the sign is the view out his window. He explained that the
99 sign is spot lit and there is accent lighting in the grasses and the shrubs. He stated it is
100 like Viva Las Vegas and he can see the open sign that is at the gate.

101
102 Mr. Weinburger closed the public hearing at 7:19 p.m. due to no further comments.

103
104 Mr. Short stated that all the lighting was there when this lot was purchased. He thought
105 Viva Las Vegas was overkill and that they have done a very nice job landscaping. He
106 explained that this is the first time he has heard of this complaint and that they try very
107 hard to be good neighbors. Dr. Short continued that they are trying to take the most
108 conservative approach. He offered to take down the light on the gate and stated that
109 he would be happy to work with this neighbor and that they can even add landscaping.
110 He stated that if they had known about this complaint they would have addressed it.

111
112 **Motion by Pearsall, second by Tuthill**
113 **To approve based on the fact that the addition to the sign will be the less**
114 **intrusive and that the other sign on the gate is not active while the main**
115 **sign is on. The “open” sign will only be on while the restaurant is open**
116 **and it will be on a timer.**

117
118 **Roll Call Vote: Ayes: Unanimous**
119 **Nays: None**

120
121 **MOTION APPROVED**

122
123 **NEW BUSINESS - ELECTION OF OFFICERS**

124
125 **Motion by Tuthill, second by Hoover**
126 **To nominate and elect Joe Weinburger as Chairman.**

127
128 **Voice Vote: Ayes: Unanimous**
129 **Nays: None**

130
131 **MOTION APPROVED**

132
133 **Motion by Pearsall, second by Tuthill**
134 **To nominate and elect Wendy Hoover as Secretary.**

135
136 **Voice Vote: Ayes: Unanimous**
137 **Nays: None**

138
139 **MOTION APPROVED**

140
141 **Motion by Hoover, second by Weinburger**
142 **To nominate and elect Sarah Pearsall as Vice Chair.**

143
144 **Voice Vote: Ayes: Unanimous**

Nays: None

145
146
147 **MOTION APPROVED**

148
149 **OLD BUSINESS** - None

150
151 **APPROVAL OF THE November 18, 2014 Meeting Minutes**

152
153 **Motion by Pearsall, second by Tuthill**
154 **To approve the minutes of November 18, 2014 as presented.**

155
156 **Voice Vote: Ayes: Unanimous**
157 **Nays: None**

158
159 **MOTION APPROVED**

160
161 **CORRESPONDENCE** - None

162
163 **CALL TO THE PUBLIC**

164
165
166 **ADJOURNMENT**

167
168 The Zoning Board of Appeals meeting was adjourned at 7:27 p.m. due to no further
169 business.

170
171
172 Respectfully Submitted,

173
174 Kellie Angelosanto

175
176 Kellie Angelosanto
177 Recording Secretary
178