GREEN OAK CHARTER TOWNSHIP
Planning and Zoning Department
Zoning Board of Appeals

AGENDA

Regular Meeting
Tuesday, March 19, 2019
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. Election of officer
6. Approve Regular Meeting Dates for 2019
7. New Business
8. Old Business
9. Approval of September 18, 2018 Meeting Minutes
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

Adjournment

Posted February 28, 2019

ZONING BOARD OF APPEALS

Dan Rainko, Twp Board Rep.
Steve Showerman
Bill Besso
Christopher Loper

Sarah Pearsall, Vice Chairperson
Todd Kребbs
James Yull

10001 Silver Lake Road, Brighton, Michigan 48116-8361 (810) 231-1333
www.greenoaktwp.com
# MEETING DATES FOR THE YEAR 2019

REGULAR SCHEDULED MEETING DATES AND TIMES FOR
PLANNING COMMISSION AND ZONING BOARD OF APPEALS
HELD AT GREEN OAK TOWNSHIP HALL
10001 SILVER LAKE ROAD, BRIGHTON, MI 48116

<table>
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<tr>
<th>PLANNING COMMISSION meetings @ 7:00 pm</th>
<th>ZONING BOARD OF APPEALS meetings @ 7:00 pm</th>
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<td>JANUARY 17</td>
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Roll Call:  Sarah Pearsall  
           Dan Rainko  
           Jim Yuill  

Absent:  Steven Showerman  
         Joe Weinburger  

Guests:  5  

Also Present:  Debra McKenzie, Zoning Administrator  

APPROVAL OF AGENDA  

Motion by Rainko, second by Yuill  
To approve the agenda as presented.  

Voice Vote:  Ayes: Unanimous  
Nays: None  

MOTION APPROVED  

1. ZBA Case 03-2018, Parcel # 4716-24-403-001, Located at 13781 Monarch Dr., South Lyon MI 48178. Request a variance from Section 38-136 rear yard setback to reduce the minimum required 45 feet rear yard setback to 35 feet, to install a sunroom on the rear of the property.  

Representing ZBA Case 03-2018: Steve McCall  
     Mark Wolfe  

Mr. McCall explained with this particular property there is an irregular setback. Their plan was to put the sunroom on the existing deck and attach it to their house. It has a rounded front and due to the bend where the sunroom would be it pushes it into violation by about 10 feet.  

Mr. Rainko explained it looks like allowing a variance would not affect the neighborhood at all and he noticed there is a topographical issue with the hill and the kink in the lot.  

Mr. Yuill confirmed the neighbors had no issue.
Ms. McKenzie pointed out the mailing was sent out to the adjoining property owners within 300 feet and she did not receive any comments back. Ms. Pearsall opened the public hearing at 7:06 p.m. and closed it due to no one wishing to speak.

**Motion by Rainko, second by Yuill**

To approve ZBA Case 03-2018 Parcel # 4716-24-403-001, Located at 13781 Monarch Dr., South Lyon MI 48178. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same district. The area is predominately residential in nature. Physical conditions and circumstances exist that now limit the options on where an addition can be placed. The position of the existing home on the property limits possible locations of any additional structure. The lot lacks depth which restricts the placement of the proposed sunroom. The variance is necessary for the preservation or enjoyment of a substantial right possessed by other property owners in the same district.

**Roll Call Vote:**

Ayes: Unanimous
Nays: None

**MOTION APPROVED**

2. **ZBA Case 06-2018, Parcel # 4716-05-101-043, Located at 6051 Aldine Dr., Brighton MI 48116. Request a variance from Section 38-136 side yard setback. The applicant is requesting to reduce the minimum required 10-foot side yard setback to 5 feet, to allow for a 20’ x 25 attached garage.**

Representing ZBA Case 06-2018: Nicolas Morris  
Chris – Design Engineers

The engineer explained the property line is a pie shaped lot with only about 40’ in the rear. The other oddity is that it is in an R-1 property. The septic is in the rear of the yard and takes up a larger portion of the rear yard. They have to maintain a reserve septic area of 1000 sq. feet which takes up the remaining area of the rear lot. There is nowhere else to place the garage.

They’ve also looked at building a detached garage they would need a greater variance than they are asking for an attached garage.

Ms. Pearsall opened the public hearing at 7:13 p.m. and closed it due to no one wishing to speak.

**Motion by Yuill, second by Rainko**
To approve ZBA Case 06-2018, Parcel #4716-05-101-043, Located at 6051 Aldine Dr., Brighton MI 48116. To approve the request to reduce the minimum required 10-foot side yard setback to 5 feet, to allow for a 20’ x 25’ attached garage. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same district.

Roll Call Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS – None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Rainko, second by Yuill
To approve the minutes of July 17, 2018 as presented.

Voice Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE - None

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:16 p.m. due to no further business.

Respectfully Submitted,

Green Oak Charter Township
Zoning Board of Appeals

September 18, 2018