Green Oak Charter Township
Zoning Board of Appeals
Regular Meeting Minutes
September 17, 2019

Roll Call: Todd Krebbs, Secretary
Sarah Pearsall, Vice Chair
Dan Rainko, Board Liaison
Steven Showerman, Chairman
Jim Yuill

Guests: 4

Also Present: Chris Loper, Alternate
Bill Besso, Alternate
Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDA

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

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

A. ZBA Case 03-2019, Parcel #4716-32-302-014, located at 11786 Kenton Drive
Whitmore Lake, MI 48189. Request a variance from Section 38-136 side
yard setback to allow a 4-foot front yard setback. The required front yard
setback is 30 feet.

Representing ZBA Case 03-2019: Michael and Sheryl Prasol
James Hall

Mr. Hall explained he is representing Michael and Sheryl Prasol. They are requesting to
enter into the 30’ setback on the east side of the house facing the lake. On the south
side of the house, the way it’s laid out, almost 50% of the house is sitting in the setback
at this time. There is an existing pad there and they would just like to enclose the pad.
The residence site is on a corner lot and is non-conforming to the existing Township
front yard setback rule of 30’. The structure is located on the lot so that approximately
one half of the house sits in the front yard setback. Any new construction to the south
side of the house would automatically trigger a variance situation. This situation existed
when the current owners purchased the house and they have done nothing to add to
the non-conformity. The granting of this variance would not cause a detriment to any of
the surrounding properties and there is no harm to the public welfare. It would not adversely affect the objectives of the Township’s Master Plan.

Mr. Krebbs stated for the record the measurements are 30% lot coverage not 14% with a total square footage of 333.5.

Ms. Pearsall asked what the practical difficulty is. Mr. Hall explained they are into the setback at this point in time, anything they do to the house will need a variance as to how the house has been built. Ms. Pearsall explained it is usually something topographical since the variance goes with the land.

Mr. Krebbs asked what other areas were looked at. Mr. Hall stated the only other side is the north side which faces the garage. Mr. Hall stated they have the patio and they would like to enclose it. Mr. Krebbs asked when the patio was installed. Mr. Parsol stated he thought it was 6 years old and he is not asking to extend it.

Mr. Hall confirmed the distance from the patio to the road surface is about 8’. Mr. Krebbs stated that is his concern with the road being so close to the house. Ms. Pearsall agreed.

Mr. Showerman opened the public hearing at 7:14 p.m.

Shelly Spiedelburg, She explained she owns the property with the boulders, across the street and she hoped they could have a sunroom in some capacity, but 4’ off the road is really tight and it’s already a dangerous road.

Mr. Showerman closed the public hearing at 7:15 p.m. due to no further concerns.

Mr. Hall stated from everything he’s hearing is the concern about the proximity of the structure to the road. If wondered if they were to angle the structure and set it back somewhat would there be a comfortable margin into that area.

Mr. Rainko stated he likes the idea of eliminating the corner. Mr. Hall stated they would table it if they feel this is a good option.

Motion by Pearsall, second by Rainko
To table and allow the applicant to reconfigure the application.

Roll Call Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS – None
OLD BUSINESS – None

APPROVAL OF THE MEETING MINUTES

Motion by Yuill, second by Pearsall
To approve the Meeting Minutes of May 24, 2019 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE – None

CALL TO THE PUBLIC - None

ADJOURNMENT

Motion by Krebbs, second by Rainko
To adjourn the ZBA meeting at 7:23 p.m.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

The Zoning Board of Appeals meeting adjourned at 7:23 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary