



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

, Chairperson
Sarah Pearsall, Vice Chairperson
Todd Krebbs
James Yuill

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

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**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**

PLANNING COMMISSION meetings @ 7:00 pm	ZONING BOARD OF APPEALS meetings @ 7:00pm
	JANUARY 21 Cancelled
JANUARY 17	
FEBRUARY 7 FEBRUARY 21	MARCH 19
MARCH 7 MARCH 21	MAY 21
APRIL 4 APRIL 18	JULY 16
MAY 2 MAY 16	SEPTEMBER 17
JUNE 6 JUNE 20	NOVEMBER 19
JULY 18	
AUGUST 1 AUGUST 15	
SEPTEMBER 5 SEPTEMBER 19	
OCTOBER 3 OCTOBER 17	
NOVEMBER 7 NOVEMBER 21	
DECEMBER 5 DECEMBER 19	

Green Oak Charter Township
Zoning Board of Appeals
Regular Meeting Minutes
September 18, 2018

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.

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

53

54 **Motion by Rainko, second by Yuill**

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

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68 **Roll Call Vote: Ayes: Unanimous**
69 **Nays: None**

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71

72 **MOTION APPROVED**

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

79

80 **Representing ZBA Case 06-2018: Nicolas Morris**
81 **Chris – Desine Engineers**

82

83 The engineer explained the property line is a pie shaped lot with only about 40' in the
84 rear. The other oddity is that it is in an R-1 property. The septic is in the rear of the yard
85 and takes up a larger portion of the rear yard. They have to maintain a reserve septic
86 area of 1000 sq. feet which takes up the remaining area of the rear lot. There is no-
87 where else to place the garage.

88

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

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

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95 **Motion by Yuill, second by Rainko**

96 To approve ZBA Case 06-2018, Parcel # 4716-05-101-043, Located at 6051
97 Aldine Dr., Brighton MI 48116. To approve the request to reduce the
98 minimum required 10-foot side yard setback to 5 feet, to allow for a 20' x
99 25' attached garage. There are exceptional or extraordinary circumstances
100 or conditions applicable to the property that do not apply generally to other
101 properties in the same district.
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104 Roll Call Vote: Ayes: Unanimous
105 Nays: None
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108 **MOTION APPROVED**

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110 **NEW BUSINESS** – None
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113 **OLD BUSINESS** - None
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116 **APPROVAL OF THE Meeting Minutes**
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119 Motion by Rainko, second by Yuill
120 To approve the minutes of July 17, 2018 as presented.
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123 Voice Vote: Ayes: Unanimous
124 Nays: None
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127 **MOTION APPROVED**
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130 **CORRESPONDENCE** - None
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133 **CALL TO THE PUBLIC** - None
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136 **ADJOURNMENT**
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138 The Zoning Board of Appeals meeting was adjourned at 7:16 p.m. due to no further
139 business.
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141
142
143 Respectfully Submitted,

144
145 *Kellie Angelosanto*
146
147 Kellie Angelosanto
148 Recording Secretary