

ROSE TOWNSHIP ZONING BOARD OF APPEALS

AGENDA

January 4, 2022

Call to Order

A. Roll Call: Stouffer Koop Gambka Brooks Sharich

B. Approval of Agenda/Additions to

D. Approval of Minutes
April 6, 2021

E. Public Comments (Non-Public Hearing Agenda Items Only)

F. Public Hearings

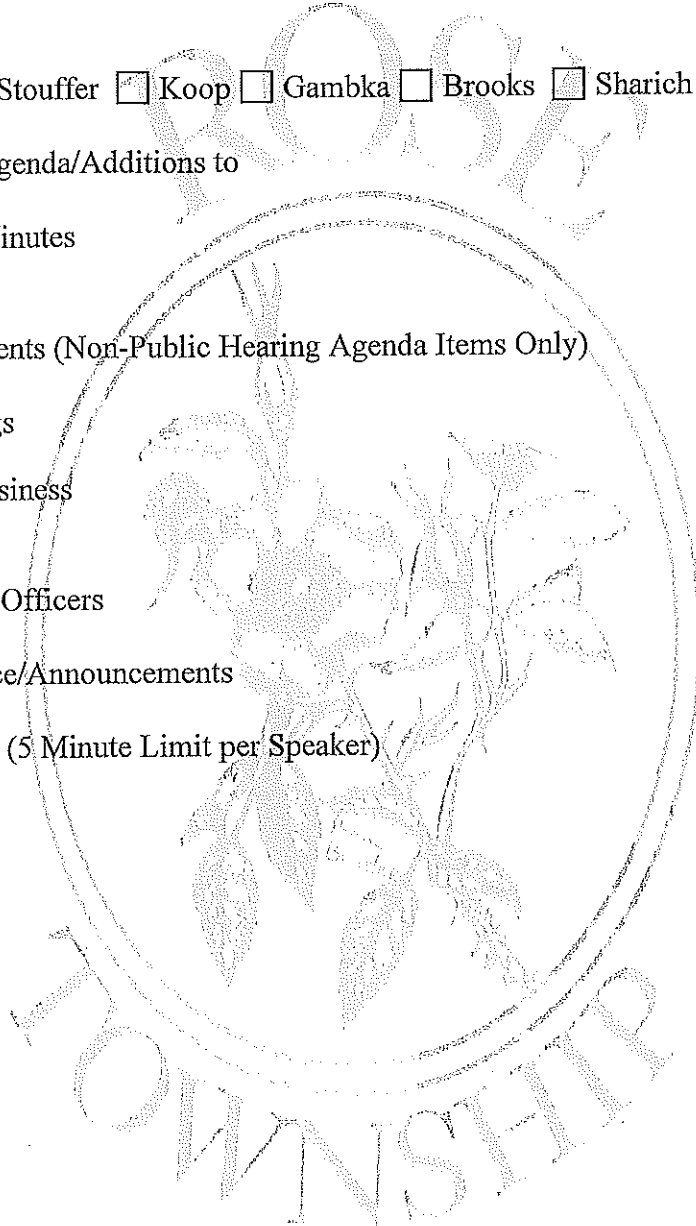
G. Unfinished Business

H. New Business
A) Election of Officers

I. Correspondence/Announcements

Public Comments (5 Minute Limit per Speaker)

J. Adjourn



**ROSE TOWNSHIP ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF APRIL 6, 2021**

ROSE TOWNSHIP - TOWNSHIP OFFICES
9080 MASON STREET HOLLY, MICHIGAN

PLACE: Virtual – gotomeeting.com Gotomeeting.com administrator: Supervisor Scheib-Snyder

Chairperson Koop called meeting to order at 7:00 pm.

Secretary Sharich called the roll:

Present: Koop, Brooks, Gambka, Stouffer, Sharich also serving as Recording Secretary
Absent: None

Also Present: Dianne Scheib-Snyder- Supervisor
David Plewes - Zoning Administrator
Brian McKeown – Applicant
Doug Radeka, Renee Switalski, Linda Dagenhardt
Callers: 4

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Sharich
Seconded by: Gambka
Ayes: Stouffer, Gambka, Sharich, Brooks, Koop
Nays: None
Motion carried

MEETING MINUTES:

February 2, 2021 – Motion to approve minutes as presented

Motion by: Brooks
Seconded by: Stouffer
Ayes: Brooks, Sharich, Koop, Stouffer, Gambka
Nays: None
Absent: None
Motion carried

PUBLIC COMMENT – NON-AGENDA ITEMS:

None

PUBLIC HEARING:

8260 Chiefs Dr. Parcel 06-30-302-007

Chairperson Koop called the public meeting to order and questioned if Zoning Administrator Plewes had posted this meeting publicly. Plewes stated notices were sent to all property owners within 300 ft. and meeting was advertised in the local public newspaper. Koop called for staff report, Plewes explained this request is before the ZBA after homeowners had successfully vacated the end of Chiefs Dr., obtained a plat amendment, and received approval to combine the vacated portion of Chief's Dr. with the two separate lots McKeown's owned. To be able to construct two-car garage homeowners need two variances, front and rear yard setbacks.

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Koop called for comment from homeowner Brian McKeown. McKeown explained there were originally two parcels divided by the dead-end of Chiefs Dr., when they purchased the property approximately six years ago. At that time they already had plans to construct a garage which is the reason they went through the process of re-platting, road abandonment and parcel combination making enough land area to construct a garage. Now with the new configuration of their lot they are proposing to have home and garage match each other in measurement.

Koop called for audience comment, there was none.

Koop had a question about what appears to be a surveyor stake on the NW corner of the property that he had not observed in previous site visit, McKeown stated it was placed there a year ago by the surveyor but due to erosion it is now more visible. Koop noted there were two other pipes on SW corner that did not appear to line up with the stake in NW corner and questioned why. McKeown stated he wasn't sure why they were there but speculated they may have been put there by previous owners of property however he assured the board they were not surveyor stakes.

Sharich questioned who owned large motor home to the SW. McKeown stated it belonged to the neighbor and was located on the neighbor's property.

Brooks thanked applicant for scaling down his request from the previous proposal but feels there is another opportunity available, understanding that there are unique circumstances but others in the area received much smaller variances to construct garages. Brooks noted if applicant reduced the garage to 22 ft., he could reduce the impact and create more functional parking spaces outside the garage. McKeown explained his request for this size garage is due to him wanting to install a small shop in the rear of the garage with bench. The parking plan is to have room in front of the garage and park vehicles east to west rather than perpendicular to garage.

Koop closed public comment.

Koop stated he has done some research and noted that full-sized trucks are generally 19-20 ft. in length. Koop further noted that from his observation approximately 60% of residences with garages have vehicles parked outside. He further clarified the garage is proposed to be 31 ft. vs 32 ft. wide as pictured in submitted site plan. McKeown stated that was changed to make sure he stays within the required 30% maximum land coverage.

Sharich noted applicant has modified request to address the previous ZBA concerns, adding this building will have little impact due to the elevation of existing properties. Koop addressed his previous concerns of height, noting the Ordinance allows a 2½ story detached garage therefore he is dropping his concerns regarding height.

There was no further discussion.

Koop recognizing board concerns stated changing the width of the proposed garage to 24 ft would be a reasonable compromise therefore he moved to approve a 30 ft. rear yard setback variance and 14 ft. front yard setback variance with the following condition:

Subsequent to the pouring of the footings but prior to the erection of walls or the pouring of a slab, the Zoning Administrator verifies that the proposed structure is located within the modified front and rear yard setbacks and that the building's footprint does not exceed 808 square feet.

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Based on the following facts:

The lot is unique in that the parcel's creation (in 2020) involved combining two existing non-conforming lots and amending an existing plat to abandon a portion of Chiefs Dr. resulted in a new single less non-conforming lot and the alteration of the location of the front and rear yards.

Given the new lot configuration, the property owner(s) are unable to build any structure in the only remaining buildable area of the lot without a variance, the property owner would be unable to enjoy the benefit of garage for the storage of vehicles and personal property in the same manner as others in the district.

Motion by: Koop
Seconded by: Sharich

Stouffer stated he would like to amend the motion to allow for a 26 ft. width garage.
Motion to modify by Stouffer

Motion by: Stouffer
Seconded by: Sharich
Ayes: Gambka, Stouffer, Sharich
Nays: Koop, Brooks
Motion to modify carried

Koop amended motion to approve 30 ft. rear yard setback variance and 16 ft. front yard setback variance with the following condition:

Subsequent to the pouring of the footings but prior to the erection of walls or the pouring of a slab, the Zoning Administrator verifies that the proposed structure is located within the modified front and rear yard setbacks and that the building's footprint does not exceed 808 square feet.

Based on the following facts:

The lot is unique in that the parcel's creation (in 2020) involved combining two existing non-conforming lots and amending an existing plat to abandon a portion of Chiefs Dr. resulted in a new single less non-conforming lot and the alteration of the location of the front and rear yards.

Given the new lot configuration, the property owner(s) are unable to build any structure in the only remaining buildable area of the lot without a variance, the property owner would be unable to enjoy the benefit of garage for the storage of vehicles and personal property in the same manner as others in the district.

Motion by: Koop
Seconded by: Sharich
Ayes: Gambka, Sharich, Stouffer, Koop
Nays: Brooks
Absent: None
Motion carried

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

CORRESPONDENCE/COMMUNICATIONS:

None

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PUBLIC COMMENT – Non Agenda Items:

None

ADJOURN: 7:55 pm

Chairperson Koop

Secretary Sharich

Minutes Posted 04/13/21

DRAFT