

MINUTES

CHARTER TOWNSHIP OF BRIGHTON
ZONING BOARD OF APPEALS
4363 BUNO ROAD
BRIGHTON, MI 48114

MARCH 23, 2022
REGULAR MEETING
6:30 P.M.
(810) 229.0562

Chairperson F. Grapentien called the meeting to order at 6:30 P.M. The Pledge of Allegiance was said.
Present: J. Dorset, J. Gibbons, J. McKeon, J. Cogley, B. Prine, F. Grapentien, R. Drouillard

CALL TO THE PUBLIC

Charles Braidwood, 4897 Walker - Concerned about lighting output from businesses: Tee Bonez, Spartan Tire, Turnin2, Amazing Poolz.

AGENDA

J. McKeon moved and J. Cogley seconded to **approve the agenda as presented.**

Ayes: J. McKeon, J. Cogley, J. Dorset, J. Gibbons, F. Grapentien, R. Drouillard, B. Prine

Nays: None

Motion carried.

MINUTES

J. Dorset moved and J. Gibbons seconded to **approve the February 23, 2022 regular meeting minutes as presented.**

Ayes: J. Gibbons, J. Dorset, J. Cogley, J. McKeon

Nays: None

Abstain: B. Prine, R. Drouillard, F. Grapentien

Motion carried.

ZBA APPLICATION #22/01: APPLICANT: McCOTTER ARCHITECTURE AND DESIGN; OWNER: CHRISTOPHER BERRY; ADDRESS: 12230 DELLA DRIVE; TAX ID#: 12-23-101-015; ZONING: R-5 (WATERFRONT RESIDENTIAL)

a. Waterfront/Natural Features Setback, a variance from Article 3, Sec. 3-03 of the Zoning Ordinance.

b. Lot Coverage, a variance from Article 3, Sec. 3-03 of the Zoning Ordinance.

Applicant Representative Tim McCotter, McCotter Architecture and Design overviewed the variance requests for a new home. The Applicants were in attendance. K. Mathews overviewed her report dated February 14, 2022.

PUBLIC HEARING

The public hearing opened at 6:45 p.m.

Abby Cooper, attorney for Mike and Diane Loftis, 12242 Della - no support for this plan; obstructs their views of the lake. Had submitted a letter dated 3/22/22 which the ZBA had before the meeting.

Mike Loftis, 12242 Della - No support; obstructs their views of the lake.

Diane Loftis, 12242 Della, - No support; obstruct their views of the lake.

Cathy Neal, 12200 Della - No opinion on their variance request but concerns about construction traffic.

The public hearing closed at 7:00 p.m.

F. Grapentien moved and R. Drouillard seconded to **table the variance requests, variances to allow a home in the waterfront yard and to exceed the lot coverage, variances from Section 3-03 of the Zoning Ordinance for ZBA Application # 22/01; Tax ID #12-23-101-015 in order for the Applicant and neighbor at 12242 Della to meet and resolve differences in the proposed plan.**

Ayes: J. McKeon, J. Dorset, J. Gibbons, J. Cogley, B. Prine, R. Drouillard, F. Grapentien

Nays: None

Motion carried.

ZBA APPLICATION #22/04: APPLICANT AND OWNER: TEE BONE'Z REAL ESTATE LLC; ADDRESS: 4900 OLD US 23; TAX ID#: 12-32-203-050; ZONING: B-2 (GENERAL BUSINESS)

- a. Variances from *Article 21, Sec. 's 21-03, and 21-04* of the Zoning Ordinance, Expansion of a non-conforming use.
- b. Variance from *Article 6, Sec. 6-03* of the Zoning Ordinance, front yard setbacks.
- c. Variance from the parking requirements, a variance from *Article 15, Sec. 15-01(c)* of the Zoning Ordinance

This matter was not heard because it had been withdrawn by the Applicant.

REPORTS AND CORRESPONDENCE

- B. Prine - PC update on recent Zoning Ordinance changes (live work units and wedding barn) and 2021 PC annual report
- R. Drouillard - Budget; 2 site plans: live work units and mini storage buildings

CALL TO THE PUBLIC

None.

B. Prine moved and J. Dorset seconded **to adjourn.**

Ayes: J. McKeon, J. Dorset, J. Gibbons, J. Cogley, B. Prine, R. Drouillard, F. Grapentien

Nays: None

Motion carried.

The meeting adjourned at 7:30 p.m.

Respectfully submitted.

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Matthews, Recording Secretary