

**CHARTER TOWNSHIP OF BREITUNG  
ZONING BOARD OF APPEALS MEETING  
AUGUST 7, 2020 – 5:30PM  
Minutes – DRAFT**

**Call to order** at 5:30pm by Chair Kirk Olson

**Roll Call Present:** Secretary Michael Day, Trustee Rich Wales, Planning Commission Member Dennis Zeeb, Chair Kirk Olson, Vice-Chair Paul Taff

**Roll Call Absent:** NONE

**Also Present:** Superintendent Steve Mulka, Administrative Assistant Adrienne Savord

**Pledge to the Flag**

**Public Comment:**

Superintendent Mulka reminded the Board of meeting procedures due to the COVID-19 restrictions.

**Approval of the previous meeting's minutes from the July 2, 2020 meeting**

**Motion by Taff with support from Day that the minutes be approved.**

**Carried unanimously**

**Approval of the agenda for the August 7, 2020 meeting**

**Motion by Wales with support from Day to approve the July 2, 2020 Zoning Board of Appeals agenda as presented.**

**Carried unanimously**

**Public Hearings**

a) Minella/Hulbert Public Hearing

**Motion by Wales, seconded by Day to close the regular meeting and open the public hearing for Ms. Minella and Ms. Hulbert at 5:33pm**

**Motion Carried Unanimously**

**In Support of Hulbert/Minella:**

Ms. Diane Hulbert commented that they are requesting this variance due to her mother's elderly age, as well as restricted abilities. There is no other option for the addition on the home due to the terrain of the property.

**In Opposition of Hulbert/Minella:**

None

**Other Comments/Correspondence Received:**

None

**Motion by Day, seconded by Olson to close the public hearing and re-open the regular meeting at 5:35pm.  
Carried unanimously.**

b) Lagina Public Hearing

**Motion by Wales, seconded by Taff to close the regular meeting and open the public hearing for Mr. Lagina at 5:36pm.**

**Motion Carried Unanimously**

**In Support of Skoglund:**

None

**In Opposition of Skoglund:**

None

**Other Comments/Correspondence Received:**

None

**Motion by Wales, seconded by Olson, to close the public hearing for Mr. Lagina, and open the Public Hearing for Mr. Rigoni/Ms. Vandermissen at 5:36pm.**

**Motion Carried Unanimously.**

c) Rigoni/Vandermissen Public Hearing

**In Support of Rigoni/Vandermissen:**

Mr. Chris Rigoni commented that their reasoning for this variance is to be able to store the building materials and tools necessary to build their home on the property over the next few years.

**In Opposition of Rigoni/Vandermissen:**

None

**Other Comments/Correspondence Received:**

None

**Motion by Taff, seconded by Day, to close the public hearing for Mr. Rigoni and Ms. Vandermissen and open the Public Hearing for Mr. Strelcheck at 5:38pm.**

**Motion Carried Unanimously.**

d) Strelcheck Public Hearing

**In Support of Strelcheck:**

None

**In Opposition of Strelcheck:**

None

**Other Comments/Correspondence Received:**

None

**Motion by Taff, seconded by Day, to close the public hearing for Mr. Strelcheck and open the Public Hearing for Ms. Dabb at 5:39pm.**

**Motion Carried Unanimously.**

e) Dabb Public Hearing

**In Support of Dabb:**

Ms. Sarah Dabb explained the reasoning for the variance request was because they have a Great Dane, children, and live across the street from a newly implemented driveway for the Dufeck Lumber Sawmill in East Kingsford.

**In Opposition of Dabb:**

None

**Other Comments/Correspondence Received:**

None

**Motion by Day, seconded by Wales to close the public hearing for Ms. Dabb and re-open the regular meeting at 5:41pm.**

**Motion Carried Unanimously.**

**New Business:**

a) Minella/Hulbert Variance Request

**Motion by Wales, with support from Olson, to approve the Ms. Minella and Ms. Hulbert request for a 10' variance for the 75' waterfront setback for the purpose of an addition of living space to their principle dwelling.**

**Motion Carried Unanimously.**

b) Lagina Variance Request

**Motion by Zeeb, seconded by Wales to approve an accessory building height variance of 6.5 feet, allowing the height of the building to be 24.5', instead of the 18' allowable by the ordinance, for Mr. Lagina.**

**Motion Carried Unanimously.**

c) Rigoni/Vandermissen Variance Request

**Motion by Wales, Seconded by Zeeb to approve Mr. Rigoni and Ms. Vandermissen's variance request to build an accessory building on a property without a primary residence, with square footage of 2,400 and a variance of 2', allowing the height of the accessory building to be 20', instead of the 18' allowed by the ordinance, under the following conditions:**

- 1. Primary residence must be built on property within two years, but if necessary, an extension can be asked of the Zoning Board of Appeals without having to re-apply for a Public Hearing.**

**Motion Carried Unanimously.**

d) Strelcheck Variance Request

**Motion by Taff, seconded by Zeeb, to approve the Strelcheck variance request of construction of a 2,800 square foot accessory building, being larger than the principle residence by 552 square feet, as well as a variance of 4.5', making the height of the building 22.5', instead of the 18' allowed by the ordinance.**

**Motion Carried Unanimously.**

e) Dabb Variance Request

**Motion by Zeeb, seconded by Wales, to deny Ms. Dabb's variance request for a 6' fence height in the front yard, which would have been an increase of 2' from the 4' allowable by the ordinance.**

**Yeas (Wales, Olson, Day, Zeeb), Nays (Taff).**

**Motion Carried 4 to 1.**

#### **Board Discretionary Time**

Superintendent Mulka notified the ZBA that he plans on discussing with the Planning Commission certain ordinance revisions regarding height and size limits, as well as accessory buildings on larger parcels.

#### **Correspondence:**

None

#### **Adjournment:**

**Motion by Zeeb with support from Wales to adjourn the August 7, 2020 meeting at 6:19pm.**

**Motion Carried unanimously**

Minutes submitted by Administrative Assistant Adrienne Savord