

**CHARTER TOWNSHIP OF BREITUNG
ZONING BOARD OF APPEALS MEETING
THURSDAY, OCTOBER 25, 2018 @ 6:00pm**

1. **Call to Order at 6:00** by Chair Kirk Olson

2. **Roll Call**

Present:

Chair Kirk Olson
Vice-Chair Michael Day
Trustee Rich Wales

Excused:

P.C. Member Dennis Zeeb
Secretary Jesse Land

ALSO PRESENT: Superintendent/Zoning Administrator John Gaudette

3. **Pledge to the Flag** was recited by all.

4. **Public Comment** - None

5. **Approval of the previous meeting minutes from September 19, 2018**

Motion by Day, Seconded by Wales, to approve as submitted.

Carried - unanimous

6. **Approval of the agenda for the October 25, 2018 meeting**

Motion by Wales, Seconded by Day, to approve as submitted.

Carried - unanimous

7. **Public Hearings**

a) Plourde front yard setback variance request and an accessory building in the front yard variance.

Motion by Wales, **Seconded** by Day, to close the regular meeting and open the public hearing at 6:02.

Carried - unanimous

Bryan Lucas, a neighbor in the City of Kingsford, has questions about the type of construction and line of sight concerns entering or exiting the alley.

Kerry Schinderle, of 421 Henford St, submitted a letter of opposition, which will be placed in the file.

Day noted that the proposal would also need exemption from 150.048 (B), that was implied by the Fire Chiefs approval, but should have been better noted.

Zoning Administrators comments were read. There were no other comments or correspondence received by the office.

Motion by Wales, **Seconded** by Day, to close the public hearing and open the regular meeting at 6:10

Carried - unanimous

8. New Business:

- a) Plourde front yard setback variance request and an accessory building in the front yard variance

Joe Plourde discussed construction methods of metal kit design. Day questioned the snow load requirement of the Construction Code Commission. Line of sight concerns were addressed by the structure not having sides and being approximately 25' east of the road and south of the alley.

Mr. Lucas acknowledged that his concerns were met and supported the project as proposed.

Questions were raised on the compatibility of such a structure that were largely addressed by the metal construction, closeness to the garage and the lack of solid sides still creating an open feel.

Motion by Wales, **Seconded** by Day, to Approve Plourde Variance Request as follows:

Approve a 6' front yard setback variance for an accessory structure, which would allow a 24x24 carport constructed of metal with no sides in front of the existing garage, closer than the 10' spacing of 150.048 (B). Upon written request to the Zoning Administrator a 3 month extension of the "use by" date is permitted due to seasonal weather conditions.

Carried - unanimous

9. Board Discretionary Time

Members of the public in attendance received permission to talk about other zoning concerns related to enforcement.

Comments were made about the William Fahey (Township Attorney) letter on "conditions" and their use when granting special zoning orders.

10. Correspondence

The Zoning Administrator's letter of response to a recent Moon Lake area variance was shared.

Email comments from the Township Attorney were distributed.

11. Adjournment

Motion by Wales, **Seconded** by Day, to adjourn the October 25, 2018 ZBA meeting at 6:39.

Carried - unanimous

Minutes submitted by Gaudette