

DRAFT
CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING MI 48433

ZONING BOARD OF APPEALS MINUTES

DATE: September 5, 2017 **TIME: 7:30 P.M.**
PHONE: 810-659-0800 **FAX 810-659-4212**
WEB PAGE: <http://www.flushingtownship.com>

MEMBERS OF ZONING BOARD OF APPEALS

Edward Henneke, Chair	James Sarka
Richard Vaughn, Vice Chair	Timothy Lloyd
Mark Newman – Planning Commission Representative	

Joyce A. Wilson – Recording Secretary

- I. CHAIR EDWARD HENNEKE**, opened the meeting at 7:32 p.m. with Roll Call and the Pledge to the American Flag.

ROLL CALL: Edward Henneke, James Sarka, Timothy Lloyd and Mark Newman

MEMBERS ABSENT: Richard Vaughn

OTHERS PRESENT: 2 other individuals present

II. APPROVAL OF AGENDA:

MR. NEUMAN MOVED, supported by Mr. Sarka to approve the agenda as submitted.

THE MOTION CARRIED UNANIMOUSLY.

III. PUBLIC COMMENTS: No Public Comments

IV. APPROVAL OF PREVIOUS MINUTES: Corrections to the minutes of the May 2, 2017 meeting were made, i.e. spelling of Mr. Newman’s and Mr. Lloyd’s names and removal of Eric Swanson’s name and addition of Timothy Lloyd’s in roll call.

THE MINUTES WERE APPROVED UNANIMOUSLY WITH CORRECTIONS.

V. UNFINISHED BUSINESS: No unfinished business

VI. NEW BUSINESS:

1. Variance request of Andy Rosa of 8538 Duffield Road to place an accessory structure in the front yard.

Chairman Henneke stated a similar variance was granted to Mr. Rosa back in January of 2003 but he never started the project. Chairman Henneke asked Mr. Rosa if he was asking for something in addition to what was requested in 2003 and he stated that was correct. Mr. Henneke stated the ZBA needed an updated drawing to show exactly what he was requesting in addition to what had been granted in 2003.

Mr. Rosa stated he had asked for a variance for relief on the corner lot requirements and when he staked out the placement of the garage, Jerry Fitch, the Building Inspector in 2003, stated he had to also meet the 20 foot setback requirement. Mr. Rosa stated he had staked out several proposed locations for the accessory structure but none of them were within the proper setbacks according to Mr. Fitch. Mr. Rosa stated he found that he didn't have enough land to meet the ROW (Right of Way) requirements in addition to the setback requirements.

Mr. Henneke stated the ZBA would need a current drawing of what he has in existence in those setback areas. Mr. Rosa produced a copy of the Mortgage Survey which additional copies were made for the Zoning Board.

There was discussion regarding the ROW which was 33 feet from the center of the road in addition to the Setback which was 20 or 25 feet and Mr. Rosa could not meet those requirements with the size of the building he wanted. The Board discussed that some of the requirements could have also changed since 2003. Mr. Sarka had the updated ordinance which shows the setback is 25 feet.

Mr. Rosa also stated power lines across the back and side of the property were a problem because you had to stay 15 feet from them and the cost to move them was prohibitive. Several suggestions were discussed with Mr. Rosa i.e., enlarge the driveway, move garage slightly to the right, make it a side entry garage or downsize the garage. It was also suggested to move it to the right side of the house instead of the left which would eliminate the setback issue off of Francis Road.

Mr. Henneke stated a survey of the property along with an updated accurate drawing is needed for the Board to make a decision. Mr. Newman stated sometimes a person can get a break on the price of a survey if they go back to the company who conducted the original survey.

After continued discussion, the Board stated they would need a new site drawing with correct measurements drawn to scale.

MR. NEWMAN MOVED, supported by Chairman Henneke to table this item until the next meeting when the applicant can get a proper drawing to scale for placement of the garage and the legal description of the property. The next regular meeting is January 2, 2018 or the applicant can pay for a special meeting before that time.

THE MOTION CARRIED UNANIMOUSLY.

VII. NEXT REGULAR SCHEDULED MEETING TO BE HELD TUESDAY, JANUARY 2, 2018 AT 7:30 P.M.

VIII. ADJOURNMENT: It was moved and supported to adjourn the meeting at 8:25 P.M.

THE MOTION CARRIED UNANIMOUSLY.

EDWARD HENNEKE, Chair

JOYCE A. WILSON, Recording Secretary

RICHARD VAUGHN, Vice Chair

Date Approved

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