

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
ZONING BOARD OF APPEALS**

**August 27, 2014**

On August 27, 2014, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Chairman Stepnak called the meeting to order at 7:03 P.M.

2. **ROLL CALL:**

Present:	Marvin Stepnak, Chairman James Klonowski, Vice-Chairman Hank Anderson, Twp. Board Liaison Thomas Yaschen, Secretary Wendy Jones
Absent:	Carl Leonard, Planning Comm. Liaison, <i>excused</i> Patrick Militello, <i>excused</i>

Gary DeMaster attended the meeting as the representative from the Building Department.

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA #2014-19:** Peter Geloso, 17059 Eleanor Drive, Clinton Twp., MI 48038. Requesting a variance to reduce the frontage on 2 vacant lots from 90' to 83.33 in the R-1-A residential zoning which requires 90' and will result in creating 3 single residential lots for proposed homes located on the west side of Sass Road just south of Creekside Drive.

Peter Geloso, 17059 Eleanor Drive, Clinton Twp., MI 48038 addressed the board.

Petitioner stated that he purchased two lots and would like to split them into three lots. He stated that he was going to build a home on the property and 125 feet is too wide of a lot for him so he would like to split them into 80 foot lots.

Mr. Yaschen noticed that the lots around the petitioner are zoned R-1-B and with the frontage the variance would be for 6'.

Petitioner stated that the variance would be for 6.33'.

Mr. Yaschen asked if the Building Department had a problem with this?

Mr. DeMaster replied that he did not have a problem with the variance. He stated that the surrounding lots are all R-1-B and these lots are the only ones in that area that are R-1-A.

Mr. Klonowski stated that this would add to the uniformity of the area. He does not really have a problem with it under the circumstances.

Mr. Anderson had no questions.

Ms. Jones had no questions.

Chairman Stepnak asked the petitioner if he was building the home for himself and if he was in that profession?

Petitioner replied no. He was going to get somebody to build the home for him.

Chairman Stepnak stated that this variance and splitting the lots would be a good match for the area. He does not have a problem with it.

**Public Comments:**

John Wubbolts, 52097 Ash Court, Chesterfield addressed the board.

Mr. Wubbolts asked the petitioner if he planned to build duplexes on the property or would it be a single family home?

Petitioner replied he was building a single family home on the property.

Chairman Stepnak assured Mr. Wubbolts that these lots would be uniform with the community.

**Motion** by Mr. Yaschen to approve ZBA #2014-19 for the variance to change the lot size from 90' to 83.33' based on the uniformity with the other lots in the area and this would not create a diverse or confusing situation. This variance would not be allowing the petitioner anything more than would be allowed for other persons in the area.

**Supported** Ms. Jones

**Ayes: All**

**Nays: None**

**Motion Granted**

**5. ZBA #2014-20: Stephen Y. DeToma, 25700 Hagen Road, Chesterfield, MI 48047. Requesting to be 1, 239' over on allowed square footage for a proposed pole barn, and a 1' height variance in the A-1 agricultural zoning located at the above address**

Stephen Y. DeToma, 25700 Hagen Road, Chesterfield, MI 48047 addressed the board.

Petitioner requested a variance for a pole barn to be over the allowable square footage on his property. He stated that his lot is over 10.5 acres and the property is zoned as agricultural. He stated that there are a lot of pole barns in the area that are approximately the same size as the one he is proposing to build on his property. He would like a pole barn to store his RV, trucks, lawn equipment and to do woodworking and fixing his cars. He was surprised to find out that his existing garage which is only about 600 square feet would be counted in the square footage.

Ms. Jones stated that she read the petitioner wants to store his vehicles, do woodworking and restore cars. She asked if the petitioner planned to run a business out of the structure?

Petitioner replied no. The pole barn is so he can keep everything inside and out of the weather.

Mr. Anderson verified with the petitioner that his property was 10.5 acres.

Petitioner replied yes.

Mr. Yaschen stated that the petitioner was requesting a variance for 1,293' so that would make the pole barn about 3,000 square feet. He asked the petitioner if that was correct?

Petitioner replied that the pole barn would be about 2400 square feet.

Mr. Klonowski asked Mr. DeMaster if the 30' x 10' porch would be included in the square footage for the barn?

Mr. DeMaster replied yes that would be part of the square footage.

Mr. Klonowski stated that would make the barn 300 square feet larger than the request.

Petitioner stated that he did not include that because he did not know it would count as square footage because it is not enclosed.

Mr. DeMaster explained that anything with a roof is considered an enclosure and would be part of the square footage.

Petitioner stated that the porch was added mostly for aesthetic purposes and if it is a deal breaker, he could do without it. He reiterated that he did not know the porch would be considered part of the square footage.

Mr. DeMaster stated that the porch would also require a complete rat wall and a slab.

Petitioner replied that he did not know that and thanked Mr. DeMaster for the clarification.

Mr. Klonowski stated that they are looking at a lot of square footage here. He mentioned that there would be more square footage for the barn than the house.

Petitioner replied that the house is a little bigger than the barn would be. He stated that once he put everything in the pole barn, he would have only about ½ of the room to work on his hobbies in there. He stated that he did not think it was excessive for the neighborhood. He stated that there is a picture of a barn on 25 Mile Road near his home that is about the same square footage as the one he is proposing.

Mr. Klonowski wondered if some of those pole barns are for farms.

Petitioner stated that he thought only one of them was on a farm.

Ms. Jones asked if the petitioner had any other out buildings on the property?

Petitioner replied that he had a small shed that would be removed when the pole barn was completed. He stated that this would be the only other structure on the property besides his home.

Mr. Yaschen stated with the 300' for the porch the petitioner would now be asking for a 1593' variance.

Mr. DeMaster replied correct.

Chairman Stepnak stated that he was in favor of allowing larger barns in the northern areas to keep the area rural, but he thought this was excessive. He does understand about storage of farm and lawn equipment. The other concern would be for businesses being run out of these large barns. He asked if the petitioner would be willing to sign an affidavit in recordable form stating that he would not be running a business out of the structure?

Petitioner replied yes.

Chairman Stepnak stated if they were including the porch in the square footage, the board would now be looking at 1593 square feet.

Petitioner stated that the porch is not a necessity to what he is using the building for, so he would be willing to drop that porch.

Chairman Stepnak stated so the petitioner agrees if the board goes with the 1293 square feet, he would be inclined to eliminate the overhang porch.

Petitioner replied yes.

Mr. Klonowski stated that people are using agriculture at this point with a residential state of mind. Farmers need the larger sheds and barns and they are in the community but the barns are getting larger and larger on these buildings and they are not for agriculture.

Kendra Titran, 25700 Hagen Road, Chesterfield, MI addressed the board.

Ms. Titran stated that the petitioner was her husband and he has been retired about two years ago and the pole barn is a place for him to keep busy. She also mentioned being interested in growing hops on the property in the future. Therefore, they possibly will be using part of their land for agriculture.

**There were no Public Comments.**

Mr. Anderson stated that the petitioner has 10 and ½ acres, the property is zoned as agricultural and the petitioner has indicated that he would not run a business out of that barn and in his opinion he would like them to grant this request.

Chairman Stepnak asked if Mr. Anderson would like to make a motion?

Mr. Anderson replied yes.

**Motion** by Mr. Anderson to approve ZBA # 2014-20 on a variance to be 1293 over the allowable square footage and a 1' height variance for a proposed pole barn on property in an A-1 agricultural zone at 25700 Hagen Road.

**Supported** Mr. Yaschen

Chairman Stepnak asked Mr. Anderson if he would agree to add to the motion that the petitioner did stated that that he would remove the porch from the project and that the petitioner would be required to sign an affidavit in recordable format that no business will be run out of the structure.

Mr. Anderson agreed to the addition to his motion.

Mr. Yaschen continued support.

**Ayes: Anderson, Yaschen, Stepnak and Jones**

**Nays: Klonowski**

**Motion Granted**

**6. OLD BUSINESS:**

There was a short discussion among the board members about the conference at Mackinac Island.

Mr. DeMaster stated that he heard comments about the board's approval of the variance for the garage on the side at the last meeting. He recommended to the board that they make their approvals for waterfront property, agricultural and unique parcels of property, but to be very cautious concerning variances in subdivisions.

**7. NEW BUSINESS:**

There was no new business.

**8. APPROVAL OF MINUTES FROM PRIOR MEETING:**

**Motion** by Mr. Yaschen to approve the minutes from the meeting on August 13, 2014.

**Supported** Ms. Jones

**Ayes: All**

**Nays: None**

**Motion Granted**

**9. COMMENTS FROM THE FLOOR:**

Chairman Stepnak thanked Mr. DeMaster for attending the meeting.

**10. ADJOURNMENT:**

**Motion** by Mr. Yaschen to adjourn at 7:37 PM

**Supported** by Mr. Anderson

**Ayes: All**

**Nays: None**

**Motion Granted**

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*Thomas Yaschen, Secretary*

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*Grace Mastronardi, Recording Secretary*