

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

**July 8, 2015**

On July 8, 2015, 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 7:00 P.M.

2. **ROLL CALL:** Present: Marvin Stepnak, Chairman  
James Klonowski, Vice-Chairman  
David Joseph, Twp. Board Liaison  
Carl Leonard, Planning Comm. Liaison  
Wendy Jones  
Patrick Militello

Absent: Thomas Yaschen, Secretary *excused*

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 PETITION #2015-05:** Robert Rambo, 50399 Sass Road, Chesterfield, MI 48047. Requesting variance to allow open decorative wrought iron fence to remain in the front yard due to corner lot.

Mr. Stepnak stated that Mr. Rambo is requesting to have his petition tabled until the July 22<sup>nd</sup> meeting.

**Motion** by Mrs. Jones

**Supported** by Mr. Klonowski

**Ayes: All**

**Nays: None**

**Motion Granted**

**5. ZBA PETITION #2015-06: Darrell Komomyski, 25400 24 Mile Road Chesterfield, MI 48051. Requesting variance to be over allowable square Footage for a proposed 30' x 45' pole barn & lean-to located at the above address.**

Darrell Komomyski, 25400 24 Mile Road, Chesterfield, MI 48051 addressed the board.

Petitioner stated that he is requesting a variance for a 30' x 45' pole barn. He has three partials that he has combined into one. The pole barn would be 1350sq feet which is 450sq feet larger then what is allowed if you subtract the square footage of his garage. He would also like to include on the east side a 6' x 45' foot over hang which will add some additional square footage but he does not plan to enclose it.

Mr. Leonard stated that he had driven by and saw that it would be in front of the trees and closer to the house.

Petitioner stated that he understands it needs to be behind the rear lines of his house so he accommodated for that.

Mr. Leonard asked if the attached garage he has now is just for parking vehicles and other things?

Petitioner replied yes and went on to explain some of the other items he has to put in the garage and why he needs more space.

Mr. Leonard asked if the petitioner would be putting any electrical or heating into the pole barn?

Petitioner replied that he would be putting electrical in, but not heating

Mr. Leonard stated that in the past anytime there has been a lean-to, it was treated as square footage because it doesn't take much to close it in.

Petitioner replied that he didn't have any plans to close it in or pave under it. He did understand that the requirements were to have concrete in a rat wall under the overhang.

Ms. Jones had no questions

Mr. Joseph had no questions

Mr. Militello had no questions.

Mr. Klonowski stated that they have put these types of buildings on large lots before and he doesn't see a problem with it.

Mr. Stepnak stated that he didn't see a problem with it. He asked Mr. DeMaster if there were any concerns from the Building Department?

Mr. DeMaster responded no they do not have any problems.

There were no Public Comments.

Mr. Joseph thanked the petitioner for bringing everything over appropriately and always coming before them with the different ordinances.

Mr. Leonard wanted to clarify the acreage. He asked if it was 4 or 4 ½ acres?

Mr. Demasters confirmed that it is over 4 ½

**Motion** by Mr. Joseph to approve ZBA Petition #2015-06 for the variance requested. The only stipulation would be that a business cannot be run out of the building.

**Supported** by Mr. Klonowski

**Ayes: All**

**Nays: None**

**Motion Granted**

6. **ZBA PETITION #2015-07: LaBelle Development, Inc. 24546 21 Mile Road Macomb, MI 48042. Requesting setback variances for a new residence**

**located on lot 54, in Anchor Bay Harbor Subdivision.**

Chris LaBelle, 24546 21 Mile Road, Macomb, MI 48042 addressed the board.

Petitioner stated that he is asking for a variance off of average setbacks that effect three different subdivisions. He provided a letter from the owner that stated they have permeation to act on behave of the owner. He also provided plans that showed the averages of 6 houses in both directions. One represents the front and one represents the lakeside set back. He stated that it takes an average to come up with the right amount of setbacks. At the top there is a 130 foot set back required for the lakeside and 78 feet for the street side. He also provided a google snapshot of the property in question. He stated that the lot is large enough but because of the setback requirements it creates a space of 40-45 feet to build a house on it, which would only hold a 1,000 square foot house. He provided a picture to prove that the house would fit on the property. He stated that they do meet the requirements based off the 30 foot setback.

Mr. Klonowski stated that he doesn't see any site plan issues. He went on to say that he felt putting a house any smaller on this lot would be out of character to the other homes in the area.

Mr. Militello agreed and stated that he believes the house would fit with the community.

Ms. Jones agreed that the home would be in uniform with the other homes around it.

Mr. Joseph wanted to make the point that this is why some variances are granted and others are not. In this case it makes since to keep the homes uniform with each other.

Mr. Leonard commented that he understands these special circumstances when it comes to these types of variances due to his own personal experiences with them.

Residents spoke in support of the Variance.

Mr. Joseph wanted to thank the petitioner for always being a great partner to the township and he also stated that he enthusiastically supports his variance request.

Mr. Klonowski read a letter from Ann Marie Wielinga, a resident of Chesterfield Township. The letter stated that she is in support of the variance request.

**Motion** by Mr. Leonard to approve ZBA Petition #2015-07 for the variances requested. The home meets the standard setbacks for the area. Also, there are no site line issues involved and the variance would allow a home with a square footage more harmonious with the other homes in the area.

**Supported** by Mr. Klonowski

**Ayes: All**

**Nays: None**

**Motion Granted**

5. **OLD BUSINESS:**

There was no old business.

6. **NEW BUSINESS:**

There was no new business.

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

**Motion** by Mr. Klonowski to approve the minutes from the June 24, 2015 meeting.

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Granted**

8. **COMMENTS FROM THE FLOOR:**

There were no comments from the floor

9. **ADJOURNMENT:**

**Motion** by Mr. Stepnak to adjourn at 7:30 PM

**Supported** by Mr. Klonowski

**Ayes: All**

**Nays: None**

**Motion Granted**

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*Thomas Yaschen, Secretary*

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*Grace Mastronardi, Recording Secretary*