

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

**SEPTEMBER 23, 2015**

On September 23, 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  
Thomas Yaschen, Secretary *excused*  
David Joseph, Twp. Board Liaison  
Carl Leonard, Planning Comm. Liaison  
Wendy Jones  
Patrick Militello

Dave Czuprenski 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 #2015-14:** Janel Firestein, 53289 Baker, Chesterfield MI 48047.  
**Requesting a variance to be over the allowed square footage and height proposed accessory structure on a 1.79 acre parcel, north of 24 Mile, on the west side of Baker Road, at the above address.**

The petitioner's contractor passed out new documents to the board. He stated that the original proposal was for a 30x60ft long by 15ft high wall pole barn with an 8x12 pitch with storage. He stated that they decided to shrink the length of the building by 20ft. Now, requesting a 30x40ft with still including the 15ft wall with the attic truss for storage. The height is needed to store tall boats. The lot is wooded and the barn cannot be seen from the lot so they feel it visually shouldn't be a problem for the neighbors.

Mr. Yaschen asked what the barn would be used for?

The petitioner's contractor replied that it would be used for storing fishing boats.

Ms. Jones stated that she went to the property and believes that the size they are requesting would be in uniform with the rest of the neighborhood.

Mr. Joesph asked what the new overage would be?

The petitioner's contractor replied that it would now be 350ft over. The petitioner also asked if they could move the 15ft setback from the north property line to the rear instead?

Mr. Leonard asked what size the boats were that would be stored?

The petitioner stated he has two boats one is a 31ft amberjack with a 12ft beam and the other is a 21ft 1 pro B that is 25ft when put on a trailer. The petitioner also stated that he would like to have room to store his children's outdoor play toys.

Mr. Leonard asked what type of utilities they planned on putting in the pole barn?

The petitioner stated that they were only going to put Gas and Electric in, no water.

The board discussed the square footage.

A resident spoke in favor of the petition. He stated that he didn't feel the size of the pole barn would be any problem.

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**Motion** by Mr. Joseph to approve petition #2015-14 with the new variance of a 350ft overage and a height overage of 9 feet.

**Supported** by Ms. Jones

**Ayes:** Mr. Joseph  
Ms. Jones  
Mr. Stepnak

**Nays:** Mr. Leonard  
Mr. Militello

Mr. Yaschen  
Mr. Klonowski

**Motion Denied**

The board discussed the square footage in an attempt to come to a compromise on the square footage with the petitioner.

Mr. Leonard stated that he felt the requested height was a little extreme given the circumstances.

The petitioner offered a compromise by dropping the peak down by 5ft bringing the height overage down by 4ft.

Mr. Leonard felt that would be more reasonable.

Mr. Czuprenski also agreed the change would be more reasonable.

**Motion** by Mr. Yashen to approve petition #2015-14 with the new variance of a 350 square foot overage and 4 foot overage on the height with gas and electric only.

**Supported** by Mr. Leonard

**Ayes: ALL**

**Nays: None**

**Motion: Granted**

**5. OLD BUSINESS:**

There was no old business.

**6. NEW BUSINESS:**

Mr. Stepnak commented that he drove past Bagger Daves and the building looks very nice. He also commended the Building Department for their hard work along with Supervisor Lovelock as well.

Mr. Yaschen mentioned that there will be two new petitions on the upcoming meeting.

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

**Motion** by Mr. Yaschen to approve the minutes from the September 9, 2015 meeting.

**Supported** by Mr. Klonowski

**Ayes: All**

**Nays: None**

**Motion Granted**

**8. COMMENTS FROM THE FLOOR:**

There were no comments from the floor.

9. **ADJOURNMENT:**

**Motion** by Mr. Yaschen to adjourn at 7:50 PM

**Supported** by Mr. Stepnak

**Ayes: All**

**Nays: None**

**Motion Granted**

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*Thomas Yaschen, Secretary*

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*Julie Jones, Recording Secretary*