

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

January 13, 2016

On January 13, 2016 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
Carl Leonard, Planning Comm. Liaison
David Joseph, Twp. Board Liaison
Patrick Militello
Wendy Jones

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 #2016-01:** Ronald Radulski who resides at 47037 Sugarbush Road, Chesterfield, MI 48047. Petitioner is requesting a variance to Sec. 76.331 (2), d., to be over the allowable square footage on the total sum of accessory structures on a 10.54 acre parcel, which allows multiple accessory buildings located at the above address.

Ronald Radulski, 47037 Sugarbush, Chesterfield MI 48047 addressed the board.

Petitioner stated that he was requesting to be over the allowable square footage on an accessory building.

Chairman Stepnak stated that he had discussed this with Mr. DeMaster and he does not have a problem with it.

Mr. Leonard commented that it was a great and unique piece of property in this area and he does not have a problem with it.

Mr. Militello stated that he did not think the petitioner was trying to overbuild on the property. He commented that this fits in with what the petitioner already has on the property. He does not have an issue with it either.

Mr. Klonowski stated that the accessory is on a parcel that is over ten acres and we have allowed variances like this on larger properties. He has no problem with the variance.

Ms. Jones stated that she agreed with the rest of the board and did not have a problem with it.

Mr. Leonard read letters from the following neighbors of the petitioner: Mr. Robert Emanuel at 47046 Sugarbush, Louis & Bonnie Gekeire at 47049 Sugarbush, Chad & Carol Hilliker at 49211 Monte and Leo & Beth Riina at 49214 Monte. All four letters were in favor of the board granting the variance. The letters were retained for the ZBA records.

There were no Public Comments.

Chairman Stepnak asked if Mr. DeMaster had any problems with the petition?

Mr. DeMaster stated absolutely not. The petitioner has been very cooperative and if this was attached to the house they would not even be here. He stated that he has no problem with the accessory structure.

Motion by Mr. Leonard to approve Petition # 2016-01 for an additional accessory structure to be 264 feet over the allowable square footage for this unique piece of property which is over ten acres.

Supported by Mr. Militello

Ayes: All

Nays: None

Motion Granted

6. **OLD BUSINESS:**

There was no old business.

7. **NEW BUSINESS:**

There was no new business.

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

Motion by Ms. Jones to approve the minutes from the December 9, 2015 meeting.

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Granted

9. **COMMENTS FROM THE FLOOR:**

Mr. Klonowski commented that they have one petition on the agenda for the next meeting

10. **ADJOURNMENT:**

Motion by Mr. Klonowski to adjourn at 7:16 PM

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Granted

Carl Leonard, Acting Secretary

Grace Mastronardi, Recording Secretary