

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

August 24, 2016

On August 24, 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
Thomas Yaschen, Secretary
Carl Leonard, Planning Comm. Liaison
David Joseph, Twp. Board Liaison
Wendy Jones
Brian Carr

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2016-17: Janie Campbell, 28736 Graham Dr., Chesterfield, MI 48047. Requesting a 22' x 22' detached garage, it will not exceed the 16' height located at the above address.**

Janie Campbell, 28736 Graham Dr., Chesterfield, MI 48047 addressed the board.

Petitioner stated that she and her husband have lived in Chesterfield for over 20 years. She explained that she was requesting a 22' x 22' garage because she has so many things and has no room to store them in her garage. She stated that she has a riding lawnmower, lawn tools, patio furniture, and gardening tools which she hopes to get even more use out of when she retires next year. She mentioned that currently her riding lawn mower is being stored at her brother's house which is a few doors down from her home. She explained that at the current time, she has been storing the patio furniture in her basement but her and her husband are getting too old to carry it up and down the stairs. She then showed the board pictures of the proposed garage and a depiction of where it will be located on her property at the back of the lot. She stated that the garage would not be more than 16' in height.

Mr. Carr stated that he went out to see the property and it was quite deep. He explained that the location of the garage would be near the back of the lot and it would not even be seen from the road. He stated that he did not have any questions for the petitioner.

Mr. Klonowski agreed with Mr. Carr. He stated that there were similar structures in the neighborhood and it would not be out of character with the surrounding properties. He stated that he had no problem with it.

Mr. Joseph stated that he felt the same way as the other two board members and he had nothing to add.

Mr. Yaschen asked the petitioner if she would be running electrical to the garage?

Petitioner replied no.

Mr. Leonard agreed with the other board members. He stated that it is a deep lot and there are other homes in that area that have similar structures. He mentioned that the petitioner does not have any room to add on to her existing garage. He stated that the current garage is 20' x 22' which is decent size for a two car garage, but not really room for a lot of storage. He asked if the petitioner planned to match the esthetics of the home as far as the roof and siding?

Petitioner replied yes. She stated that the roof and siding will match her home.

Mr. Leonard stated so the garage will blend in with the home.

Petitioner replied yes.

Mr. Leonard stated that as far as electrical, if the petitioner decided to put in electricity, he would not really have a problem with it for lights.

Petitioner remarked that she only wanted the garage for storage. She stated that originally she was going to put in a shed a few years ago and then decided it would not be big enough.

Mr. Leonard stated that this would be more functional.

Ms. Jones stated that she went out to the property and she noticed that there were other garages of this size in the area. She had no problem with it.

Chairman Stepnak stated that he went to speak with Mr. DeMaster from the Building Department and Mr. Palin from Planning and they did not have a problem with it. They say that the petitioner has been very cooperative with the Building Department and they have always felt that with larger lots, people need room to store their riding lawnmower and equipment for upkeep of the property.

There were no comments from the public

Motion by Ms. Jones to approve Petition #2016-17 for the 22' x 22' detached garage the practical difficulty would be the need for extra storage.

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Granted

5. **ZBA PETITION #2016-18: Tom Davis for Burger King 2100 Riveredge Blvd., #850, Atlanta, GA 30328. Requesting 6.2 front yard variance from Sec. 76-375 (d), (2) a. for a proposed enclosed play scape located at the Burger King at 27700 23 Mile Road.**

Tom Davis for Burger King 2100 Riveredge Blvd., #850, Atlanta, GA 30328 addressed the board.

Petitioner stated that he was requesting to do a remodel at the Burger King located at 27700 23 Mile Road. He mentioned that daily they have requests for playgrounds from guests in the community. He explained that they are requesting a 6.2' front yard variance on the 140' setback for a play scape. He stated that the building is set back further than any of the other buildings in that area.

Ms. Jones asked if this would be an indoor enclosed playground?

Petitioner replied yes.

Ms. Jones asked if it would be similar to their competitor with play scapes in there?

Petitioner replied yes.

Mr. Leonard stated that he was not present at the Planning meeting when this was discussed, however, he spoke to the Planning Administrator and the Planning Commission really did not have any issues with this. He explained that it has been approved by Planning and this was just a formality because of the variance. He stated that this fits in with the other businesses in the area.

Chairman Stepnak asked if it was zoned at C-2?

Mr. Leonard replied yes it is C-2.

Chairman Stepnak stated that he thought it was something that was kind of grandfathered in and it has different zoning and different setbacks from other businesses in the area.

Mr. Yaschen stated that he had no questions.

Mr. Joseph stated that there was the need for the 6.2' which encroaches on the original setback. He asked Mr. Leonard if there were any other issues associated with this?

Mr. Leonard replied that there were no other issues and the 6.2' will kind of blend in with everything else in the area.

Mr. Joseph commented that the property was landscaped well and he has no problems with it.

Mr. Carr stated that he had no concerns. He commented that there are quite a few other businesses that are closer to the road than this and he feels this would add to the marketability of the business.

Mr. Klonowski stated that he had no comments.

Chairman Stepnak commented that he had no issues and he does not believe that the Building or Planning Departments have any problems with it.

There were no Public Comments.

Motion by Mr. Joseph to approve ZBA Petition #2016-18 for Tom Davis of Burger King for the requested 6.2 front yard variance from Sec. 76-375 (d), (2) a. for a proposed enclosed plays cape located at the Burger King property at 27700 23 Mile Road.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Granted

6. OLD BUSINESS:

Chairman Stepnak stated that he spoke with Mr. DeMaster from the Building Department and Mr. Palin the Planning Administrator regarding the fencing in older parts of the community and also sheds. He stated that they are looking at revitalizing the Zoning Ordinance so people do not need to come to the ZBA when there is a question that can be handled administratively. He stated that they would probably have fewer petitions, but it would be better for the community.

There was a discussion among the board members about the upcoming changes to revitalize the ordinances.

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 meetings of August 10, 2016

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

9. **COMMENTS FROM THE FLOOR:**

There were no comments from the floor.

10. **ADJOURNMENT:**

Motion by Mr. Yaschen to adjourn at 7:26 PM

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary