

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

**June 14, 2017**

On June 14, 2017, 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  
Carl Leonard, Planning Comm. Liaison  
Hank Anderson, Twp. Board Liaison  
Wendy Jones
  - Absent: James Klonowski, Vice-Chairman, *excused*  
Thomas Yaschen, Secretary, *excused*  
Brian Carr, *excused*
  
  - Others: Gary DeMaster, Building Department Administrator

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2017-08: Randy Swafford, 50190 Dante` Ct., Chesterfield, MI 48047. Requesting to be 310' over the allowed 1400' for a proposed second garage on a 1.119 acre parcel located at the above address.**

Randy Swafford, 50190 Dante` Ct., Chesterfield, MI, 48047 addressed the board.

Petitioner stated that he and his wife have been residents of Chesterfield Township since 2004 and he has raised four lovely girls here. He mentioned that they live in the Brandenburg Subdivision across the street from Brandenburg Park. He explained that he recently expanded his property by purchasing property from the rear part of his neighbor's plots so he has a larger piece of property than most of the other neighbors. He stated now that his family has grown he realized that he is out of space and he has been having to park in the driveway, otherwise he has to move the girl's bikes and lawn equipment which is taking up a good portion of his garage space. So he was requesting to build a second garage in his back yard. He stated that the garage would be mostly brick and the roof and architecture will match the house and be very pleasing to the neighbors. He explained that he plans to locate the structure in an area surrounded by trees; and it would not even be very visible from the road.

Chairman Stepnak stated that years ago there were a lot of variances for garages. He stated that recently they have looked at changing the ordinances with what is out in the community. He mentioned that he has had some conversations with the Building Department Director, Mr. DeMaster on this matter. He asked Mr. DeMaster if he could elaborate on the changes being made.

Mr. DeMaster stated that they are currently in the process of amending the ordinance. He explained when they were getting a lot of variances where people are requesting larger accessory structures, they figured maybe the ordinances should allow people more room for their vehicles, lawn equipment, toys and with the changing times people seem to need a little more space.

Chairman Stepnak asked if this item was in front of the board when the new ordinance is in place would he be seeing them this evening.

Mr. DeMaster stated that the petitioner would not be here this evening because it would meet the ordinance if it is passed.

Ms. Jones stated that considering what Gary said she feels the ordinance will probably be in place shortly and this would be something that would be approved two weeks from now. Her question would be that the petitioner has his lot and now he has another lot so she asked what would happen in the future if the petitioner cut a portion of the property off and sold it?

Petitioner stated that he could not sell it because there is no road access to that property; it would be landlocked.

Mr. DeMaster stated that he would not be able to split the combined property unless he tore the building down; that would be part of the land division act.

Mr. Anderson asked the petitioner after he acquired that orphan piece of property, how much property does he have.

Petitioner replied that his parcel is 48,400 square feet all together.

Mr. Anderson stated that he saw it on the agenda; it is a 1.119 acre parcel.

Mr. Leonard asked Mr. DeMaster about how the Building Department feels about the covered porch that hangs out?

Mr. DeMaster replied that in the amended ordinance there will be an allowable percentage of the footprint of the structure for a canopy that goes over from the structure.

Mr. Leonard stated that he knew in the past that canopies were a concern because people often closed them in and that would be more square footage. He asked would they be then allowed to close them in?

Mr. DeMaster replied no, they would have to pull another permit to close it in, and that would be enclosed space.

Mr. Leonard stated that he does not have any issues with this because of all the land the petitioner has especially realizing it was landlocked. He stated that the petitioner mentioned brick, but he does not see brick on the paperwork; it looks like it is all vinyl sided.

Petitioner replied that it was drawn shows vinyl siding, but the front of the structure facing the road will be all brick, half the awning and halfway up the sides and back.

Mr. Leonard stated that it would be a combination of brick and siding?

Petitioner answered yes.

Mr. Leonard asked if the house was brick and siding?

Petitioner replied no the house is all brick.

Mr. Leonard asked if he planned to put vinyl siding or cement board siding with the brick?

Petitioner replied that he was not sure yet. He was still discussing it with the builder.

Mr. Leonard then asked if the petitioner planned to put heat and electricity in the structure?

Petitioner replied yes.

**Motion** by Ms. Jones to approve ZBA Petition #2017-08 for 50190 Dante Ct., Chesterfield, MI. The request to be 310' over the allowed 1,400' for a proposed second garage on a 1.119 acre parcel

**Supported** by Mr. Anderson

Mr. Leonard asked if they should put it in the motion about the electric and heat?

Chairman Stepnak stated they could. He stated that in the past there were problems with people who built larger garages when they put heat and electric there were concern that they would run a business out of the structure.

Mr. DeMaster stated that nothing in the state law states you cannot run certain home occupations out of the structures.

Chairman Stepnak stated that he thought the Building Department did a good job on regulating that with people running certain occupations out of the home.

After a short discussion among the board it was decided that it would not be necessary to make any additions to the motion.

**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 Ms. Jones to approve the meeting minutes from April 26, 2017.

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Granted**

8. **COMMENTS FROM THE FLOOR:** None

9. **ADJOURNMENT:**

**Motion** by Chairman Stepnak to adjourn at 7:39 PM

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Granted**

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*Marvin Stepnak, Chairman*

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*Grace Mastronardi, Recording Secretary*