

**CHARTER TOWNSHIP OF GRAND BLANC  
BOARD OF ZONING APPEALS  
Grand Blanc Township Government Center  
5371 S. Saginaw Street, Grand Blanc, MI 48439  
February 18, 2003**

The meeting was called to order by Chairman Hutchison and opened with the Pledge of Allegiance.

ROLL CALL	Mr. Brown, Mrs. Hoffman, Mr. Hutchison, Mr. Palazzolo, Mr. Wagner
STAFF PRESENT	Mr. Keith Edwards, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney
APPROVAL OF MINUTES	Motion by Mrs. Hoffman, supported by Mr. Wagner, to table the minutes of January 21, 2003 to the next meeting. Motion carried 5-0.
APPROVAL OF AGENDA	Motion by Mr. Brown, supported by Mr. Wagner, to approve the agenda as presented. Motion carried 5 –0.
COMMUNICATIONS	None
UNFINISHED BUSINESS	None
NEW BUSINESS	

**BZA #1502**

Holly Rd. - James R. Morgan, LLC 5454 Gateway Centre, Suite C Flint, MI 48507	Re: Proposed Holly Rd. medical offices 12-27-300-003 Section 27 Zoned NC (Neighborhood Commercial)
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Applicant is seeking permission to construct a driveway into a commercial development that would be a minimum of two hundred and thirty-five feet (235') from an existing driveway.

Mr. Patrick Parker, Simon, Figura, & Parker, spoke representing the applicant and gave a brief introduction of the project. Mr. Ted Hu, Ted Hu Associates Architects, spoke representing the applicant and gave details of the project.

Mr. Edwards reviewed the information from the site plan review with the Board.

Public comment was opened. Mrs. Cathy Lane, 5366 Kimberly Drive spoke concerning problems with multiple entrances on one site asking if one of the entrances that does not align with the property be designated temporary as the rest of the area develops in the future.

Public comment was closed.

Motion by Mrs. Hoffman, supported by Mr. Brown, to approve BZA #1502, a 65 foot variance for both drives on Holly Road due to the practical difficulty of the existing drives and the request is the minimum variance necessary. Motion carried 5-0.

**BZA #1503**  
Pulte Homes of Michigan  
Atwell-Hicks, Inc,  
Robert W. Beaugrand  
7927 Nemco Way, Suite 100  
Brighton, MI 48116

Re: Gemstone Valley Site Condominium  
12-12-100-008  
Section 12  
Zoned R-3 (Single Family Residential)

Applicant is seeking permission to create a thirty-five foot (35') yard where eighty feet (80') is required for a recreational pool facility and to allow the encroachment of two (2) parking spaces into the reduced yard.

Mr. Beaugrand, Atwell-Hicks Inc., spoke on behalf of the petitioner Pulte Land Development. Mr. Beaugrand presented an aerial photograph with the entire Gemstone Valley Development to show the location of the pool in relation to the surrounding property owners. Their plan is to replace two single-family units, lot 93 and lot 94, with a small neighborhood pool and pool house. He reviewed the details for this project.

Public comment was opened. Several members of the audience spoke expressing concerns with this project with the wetlands, garbage, parking, chlorine contaminating the wetlands and concern for the safety of children.

The petitioner responded to the concerns of the public stating that the pool will be entirely enclosed by a fence.

Motion by Mrs. Hoffman, supported by Mr. Brown to approve BZA #1503 a 45-foot variance because it is a unique situation and substantial justice has been met and that the southern row of parking be reserved for now and deferred unless required at a later date by the Planning Commission. A roll call vote was taken; Mr. Palazzolo, No, Mr. Brown, Yes, Mrs. Hoffman, Yes, Mr. Wagner, No, Mr. Hutchison, Yes. Motion carried 3-2.

**BZA # 1504**  
Bethany Baptist Church  
Chris Tenneriello – Pastor  
2353 E. Grand Blanc  
Grand Blanc, MI 48439

Re: Bethany Baptist Church  
12-17-552-004  
Section 17  
Zoned R-2 (Single Family Residential)

Applicant proposes to place a temporary construction trailer for use during renovation of the interior of the church building.

Mr. Chris Tenneriello, 7486 Porter Road, requested that the construction trailer be put on the property for a period of six months to allow for construction to be done to Bethany Baptist Church.

Public comment was opened. No member of the audience spoke.

Motion by Mr. Brown, supported by Mrs. Hoffman, to approve BZA #1504 request for a construction trailer with the provision that skirting is added to the trailer and the duration of the trailer be for a period of 6 months and also including the stipulations added by the building department report which are;

1. The temporary building or structure may not be used for sales or other activities unrelated to construction
2. Temporary building or structures are required to adhere to the required setbacks as stated in table 4.1 of the Zoning Ordinance;
3. Sanitary facilities including human waste facilities and fresh water for washing and drinking be provided.

Motion carried 5-0.

**BZA #1505**

Pulte Homes of Michigan  
Allison Kocsis  
26622 Woodward Suite 110  
Royal Oak, MI 48067

Re: Gemstone Valley Site Condominium  
12-12-100-008  
Section 12  
Zoned R-3 (Single Family Residential)

Applicant proposes to place a temporary construction trailer for use during the construction of the Gemstone Valley Site Condominium.

Ms. Allison Kocsis spoke representing Pulte Homes presenting the details of the request for a temporary construction trailer.

Public comment was opened. Several members of the audience spoke opposing this request due to noise, dust and aesthetics.

Public comment was closed.

Motion by Mr. Brown, supported by Mr. Wagner, to approve BZA #1505 to put a construction trailer on site 18 for a period of 6 months to conform with all the building requirements, subject to landscaping, skirting if necessary, and the stipulations added by the building department report as follows;

1. The temporary building or structure may not be used for sales or other activities unrelated to construction
2. Temporary building or structures are required to adhere to the required setbacks as stated in table 4.1 of the Zoning Ordinance;
3. Sanitary facilities including human waste facilities and fresh water for washing and drinking be provided.

A roll call vote was taken, Mr. Palazzolo, Yes, Mr. Brown, Yes, Mrs. Hoffman, Yes, Mr. Wagner, Yes, Mr. Hutchison, Yes. Motion carried 5-0.

**BZA #1506**

John Ploucha  
Creating Home Concepts,  
Damon Michelsen  
10560 Enterprise  
Davisburg, MI 48350

Re: 6201 Canter Creek Tr.  
12-24-601-028  
Section 24  
Zoned R-1 (Single Family Residential)

The applicant proposes to erect a deck, approximately 25' x 13', at the rear of the house, at a height of nine feet (9'), which will be twelve feet (12') into the required rear yard setback.

Mr. Ploucha presented the details of this case to the Board.

Motion by Mrs. Hoffman, supported by Mr. Hutchison, to table BZA #1506 to allow the petitioner to provide more detailed information. Motion carried 5-0.

Public comment was opened. A member of the audience asked if the members of the Board go to the sites to look at them. Mr. Hutchison stated that they do visit the sites.

ADJOURNMENT  
9:30 P.M.

Motion by Mr. Wagner, supported by Mrs. Hoffman, to adjourn.  
Motion carried 5-0.

THE FILE MAINTAINED BY THE TOWNSHIP FOR EACH OF THESE CASES IS PART OF THE RECORD ALONG WITH THESE MINUTES. THE RECORD OF THESE CASES AND DOCUMENTS PRESENTED AND RECEIVED DURING THE HEARINGS IS INCLUDED IN THE FILE OF EACH CASE.

Lorraine A. Parker  
Clerk

By: Linda Leitch  
February 20, 2003

Board Approval: March 18, 2003

**BOARD OF ZONING APPEALS  
PUBLIC COMMENT  
FEBRUARY 18, 2003**

**BZA #1503**

Mr. Ken Nylander  
6294 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Nylander spoke expressing concerns for parking.

Mr. Scott Beemer  
6282 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Beemer spoke expressing concerns for the impact on the wetlands.

Mr. Horst Hartmann  
6410 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Hartmann expressed concerns that this is so close to Thread Creek and there could be a problem with garbage from the pool area.

Mrs. Shirley Hartmann  
6410 Tanglewood Lane  
Grand Blanc, MI 48439

Mrs. Hartmann spoke expressing concerns that the chlorine from the pool will get into the creek and wetlands.

Mr. Hans Garleff  
6332 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Garleff expressed safety concerns for the children and concern for wildlife and wetlands.

**BZA #1505**

Mr. Scott Beemer  
6282 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Beemer spoke opposing this, as it will block his view.

Mr. Mike Kremski  
6279 Perry Road  
Grand Blanc, MI 48439

Mr. Kremski also opposes this due to it blocking his view.

Mr. John Kish  
6376 Tanglewood Lane  
Grand Blanc, MI 48439

Mr. Kish opposes this due to noise, and dust.