

**CHARTER TOWNSHIP OF GRAND BLANC  
BOARD OF ZONING APPEALS  
Grand Blanc Township Government Center  
5371 S. Saginaw Street, Grand Blanc, MI 48439  
June 17, 2003**

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

**ROLL CALL** Mr. Brown, Mr. Hutchison, Mr. Palazzolo, Mr. Wagner

**MEMBERS ABSENT** Mrs. Hoffman

**STAFF PRESENT** Mr. Keith Edwards, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney

**APPROVAL OF MINUTES**  
**May 20, 2003** A correction to the minutes should be; on page 6, BZA #1536 the motion should have been Motion carried 4-1 (Wagner) Motion by Mr. Palazzolo, supported by Mr. Wagner, to approve the minutes of May 20, 2003 as corrected. Motion carried 4-0.

**COMMUNICATIONS** None

**APPROVAL OF AGENDA**

**UNFINISHED BUSINESS**

	<b>BZA #1523</b>	Re: 1018 Barbara St.
By:	Mark Choate	12-19-501-011
	1018 Barbara St.	Section 19
	Grand Blanc, MI 48439	Zoned R-2 (Single Family Residential)

Applicant proposes to erect a front deck that is 6' x 17.6' at the front of the house which will be four feet (4') into his required front yard setback.

Mr. Edwards reviewed his report. Motion by Mr. Brown, supported by Mr. Wagner, to table to the end of the meeting to allow the petitioner to be present. Motion carried 4-0.

**NEW BUSINESS**

	<b>BZA #1526</b>	Re: 9200 S. Saginaw St.
By:	Russell or Darlene Hebert	12-26-100-022
	9200 S. Saginaw St.	Section 26
	Grand Blanc, MI 48439	Zoned R-1 (Single Family Residential)

Applicant is seeking permission to provide public parking during the Buick Open.

Motion by Mr. Brown, supported by Mr. Palazzolo, to approve BZA #1526 with the following conditions;

1. Rope off the road right-of-way except entrance and exit;
2. Cut grass prior to Buick Open and clean up afterwards;
3. No parking in the road right-of-way;
4. No signs or operators in the road right-of-way;
5. Adhere to drawings approved by the Board of Zoning Appeals or Grand Blanc Township staff;

BZA #1526 (continued)

6. Attendant on duty during entire duration of lot's existence;
7. Provide signage on lot indicating no cooler of any kind, no back packs, no ice chests, no paper bags, no cameras, no cellular phones, no pagers, no firearms, etc., allowed on golf course;
8. Signage to indicate lot's closing time and a clear indication of the price of parking. The sign shall be no taller than six (6) foot above grade and is suggested to be no larger than 18 square feet per side;
9. \$100,000/\$300,000 liability insurance on the property;
10. Trash/refuse containers on site;
11. Break down of lot shall occur a maximum of 48 hours from the closing of event;
12. 20 lb. ABC fire extinguisher on-site.

Motion carried 4-0.

<b>BZA #1528</b>	Re: 9191 S. Saginaw St.
By: Dennis Nehro	12-26-200-013
8413 Parshallville Rd.	Section 26
Fenton, MI 48430	Zoned R-1 (Single Family Residential)

Applicant is seeking permission to provide public parking during the Buick Open.

Motion by Mr. Wagner, supported by Mr. Brown, to approve BZA #1528 with the following conditions;

1. Rope off the road right-of-way except entrance and exit;
2. Cut grass prior to Buick Open and clean up afterwards;
3. No parking in the road right-of-way;
4. No signs or operators in the road right-of-way;
5. Adhere to drawings approved by the Board of Zoning Appeals or Grand Blanc Township staff;
6. Attendant on duty during entire duration of lot's existence;
7. Provide signage on lot indicating no cooler of any kind, no back packs, no ice chests, no paper bags, no cameras, no cellular phones, no pagers, no firearms, etc., allowed on golf course;
8. Signage to indicate lot's closing time and a clear indication of the price of parking. The sign shall be no taller than six (6) foot above grade and is suggested to be no larger than 18 square feet per side;
9. \$100,000/\$300,000 liability insurance on the property;
10. Trash/refuse containers on site;
11. Break down of lot shall occur a maximum of 48 hours from the closing of event;
12. 20 lb. ABC fire extinguisher on-site.

Motion carried 4-0.

	<b>BZA #1529</b>	Re: 10671 Halsey Rd.
By:	Victoria L. Nuyens	12-32-400-025
	10671 Halsey Rd.	Section 32
	Grand Blanc, MI 48439	Zoned R-2 (Single Family Residential)

The applicant is proposing to construct an addition with a deck that would expand a non-conforming structure that would encroach upon the required front yard setback by up to 12 feet.4.

Mr. Edwards presented the details of this case from his report.

Public comment was opened. Mr. August Nuyens, 10653 Halsey Road, spoke supporting this request. Mr. Mike Yancho, 10640 Halsey Road, spoke supporting this request.

Motion by Mr. Palazzolo, supported by Mr. Hutchison, to approve BZA #1529 with the following conditions;

1. Referring to Article 3203, the alteration or expansion does not exceed fifty percent (50%) of the replacement cost of the building at the time of alteration or expansion;
2. Subject to Building Department approval of the building materials;
3. The shed be relocated to make it conforming;
4. That it be a maximum variance.

Motion carried 3-1. (Wagner)

	<b>BZA #1530</b>	Re: 9155 Warwick Cr. Ct.
By:	David L. Miller	12-27-200-009
Rep:	Rajala Homes/Chris Waxweiler	Section 27
	614 S. Grand Traverse	Zoned R-2 (Single Family Residential)
	Flint, MI 48502	

Applicant proposes to erect a 3200 square foot detached accessory structure in the rear yard. The proposed accessory structure has a height of 18 feet that will exceed the maximum height requirement of 14 feet by 4 feet.

Mr. Miller explained his request.

Mr. Edwards presented the details for this variance.

Public comment was opened. Mr. Edwards presented an e-mail from Mr. Michael Yancho Sr., supporting this request. No member of the audience spoke.

Motion by Mr. Brown, supported by Mr. Wagner, to approve BZA #1530 due to substantial justice as nearby properties have been granted similar variances and that the materials used match the residence exterior bricking and roofing materials Motion carried 4-0.

By: **BZA #1531**  
Brian or Valerie Damon  
G-5201 Fenton Rd.  
Flint, MI 48507

Re: G-5201 Fenton Rd.  
12-06-501-009  
Section 06  
Zoned NC (Neighborhood Commercial)

The homeowner wishes to build a deck on a non-conforming residential house located in the NC Zoning District.

Mr. Edwards reviewed this variance.

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

Motion by Mr. Wagner, supported by Mr. Palazzolo, to approve BZA #1531 to construct a deck not to exceed 10 X 24. Motion carried 4-0.

By: **BZA #1532**  
Dennis W. Kent  
5190 Vassar Rd.  
Grand Blanc, MI 48439

Re: 5178 Vassar Rd.  
12-01-200-034  
Section 01  
Zoned R-3 (Single Family Residential)

The applicant proposes to erect a 520 square foot detached accessory structure on a vacant parcel of land where no principle structure has been built.

Mr. Kent presented the details of this structure.

Mr. Edwards reviewed his information with the Board.

Public comment was opened. Mr. Clark Kent, 5190 Vassar Road, spoke supporting this request. Mr. Robert Rotay, 5162 Vassar Road, spoke supporting this request.

Motion by Mr. Brown, supported by Mr. Wagner, to table BZA #1532 to the July 15, 2003 meeting to allow the petitioner to provide additional information. Motion carried 4-0.

By: **BZA #1533**  
John Horcha  
6475 Saw Bridge Ct.  
Grand Blanc, MI 48439

Re: 5588 Windermere  
12-12-504-031  
Section 12  
Zoned R-3 (Single Family Residential)

Applicant is proposing to erect a new house creating a 28.1' front yard setback.

Mr. Horcha provided pictures and information for this house that is already built.

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

Motion by Mr. Brown, supported by Mr. Palazzolo to approve BZA #1533, for a maximum of 1.9 feet, which is the maximum variance requested. Motion carried 4-0.

	<b>BZA #1534</b>	Re: 2278 Chapin St.
By:	Eric Todd	12-05-501-026
	2278 Chapin St	Section 05
	Grand Blanc, MI 48439	Zoned R-3 (Single Family Residential)

The applicant proposes to construct an addition that would expand a non-conforming structure that would encroach upon the required minimum side yard setback by 1 foot, would provide 14 feet total setback for the 2 sides, and have 10 feet between buildings on the adjacent lot.

Mr. Todd gave the details of his request.

Mr. Edwards presented the requirements for this case.

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

Motion by Mr. Brown, supported by Mr. Palazzolo, to approve BZA #1534 for the required side setback to be reduced by one (1) foot and the distance between buildings on adjacent properties to be reduced by six (6) feet. Motion carried 4-0.

	<b>BZA #1538</b>	Re: 5275 Old Haver Hill Ct.
By:	Larry & Susan Schoonmaker	12-02-555-042
	5275 Old Haver Hill Ct.	Section 02
	Grand Blanc, MI 48439	Zoned R-3 (Single Family Residential)

The applicant is seeking permission to install an in-ground swimming pool in the rear yard that will create a 6-foot rear yard setback.

Mr. Schoonmaker presented information on the pool.

Mr. Hutchison presented a letter from Paul and Linda Wainio, 5246 Old Haver Hill, and Brett and Joanne Kelley, 5096 Old Haver Hill, supporting this variance.

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

Motion by Mr. Wagner, supported by Mr. Brown, to approve BZA #1538 as a minimum variance is being requested, practical difficulty due to the grade of the yard is not conducive anywhere but where the pool is to be located, for a maximum of a nine (9) foot variance. Motion carried 4-0.

	<b>BZA #1523</b>	Re: 1018 Barbara St.
By:	Mark Choate	12-19-501-011
	1018 Barbara St.	Section 19
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Applicant proposes to erect a front deck that is 6' x 17.6' at the front of the house which will be four feet (4') into his required front yard setback.

Tabled from the beginning of the meeting.

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Public comment was opened. Mr. David Beckham, 1042 Barbara, spoke opposing this with concerns on the deck being six (6) foot wide. Mr. Dan Roof, 1060 Barbara Street, spoke concerning the occupancy of this property.

Motion by Mr. Palazzolo, supported by Mr. Wagner, to table BZA #1523 for 60 days to allow the applicant to provide the proper documentation from a recognized licensed engineering company to provide the proper location at 1018 Barbara street. The motion was withdrawn.

The petitioner withdrew the request.

Motion by Mr. Palazzolo, supported by Mr. Wagner, to accept the withdrawal from the petitioner of BZA #1523. Motion carried 4-0.

**MISCELLANEOUS BUSINESS**            None

**FUTURE BUSINESS**                    There will be a Special BZA meeting on June 30, 2003.

**ADJOURNMENT**                        Motion by Mr. Palazzolo, supported by Mr. Wagner, to adjourn.  
Motion carried 4-0.

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 Parker  
Clerk

By: Linda Leitch  
June 19, 2003

Board Approval: