

# Argentine Township Zoning Board of Appeals

Roger Kelley, Chairman

## Board Members

*Tom Hallman*  
*Patrick McLeod*  
*Mark Ruhlig*  
*Josef Rzepecki*

**Board meets the first  
Monday of each month.  
7:00 p.m.**

Office number (810)-735-5050  
Fax number (810)-735-9514

Minutes  
April 3rd, 2017

## Call to Order:

Meeting was called to order at 7:00 p.m.

## Members present:

Chairman R. Kelley, Member T. Hallman, Member M. Ruhlig, Member J. Rzepecki and Member P. McLeod.

## Members absent:

None.

## Pledge to the flag

Chairman R. Kelley.

## Approval of the Minutes: March 6<sup>th</sup>, 2016.

**Motion:** Member P. McLeod

**Seconded:** Member J. Rzepecki

**Discussion:** None.

**Approved:** 5-0

## Old Business: Tabled

**William Brancheau and Nina Cambron, 11024 Charles Drive, Byron MI.,** are requesting a variance to build a 48 x 36 foot pole barn (accessory structure) on a lot across from the home to use storage and a workshop. Described as 01-32-526-033, Lots 55 & 56 Crosby's Plat McKane Lake.

**Chairman R. Kelley** asked Mr. Brancheau if he would like to stand and address the Board and the audience in attendance.

**Mr. Brancheau:** After our last discussion, my wife and I submitted revised plans and took your advice under advisement. The results of having done so are; we increased the side yard setbacks to 12 foot and 15 foot. We increased our distance from the lift station to 25 foot. Additionally, we moved the structure back from the road 30 foot from the center and the cupola has been removed. However, we would like to request that we be allowed an additional 2-3 foot in height for the structure.

**Chairman Kelley** asked if there were any questions from Board members.

**Chairman Kelley:** What is the height of the structure now that you're proposing?

**Mr. Brancheau:** 22 feet.

**Member P. McLeod:** Did you remove the cupola?

**Mr. Brancheau:** There is no cupola.

**There being no further questions from the Board, the Chair asked the audience if they had any comments or questions.**

**Comments or Questions from the Audience:**

**Jeff Peake, 11050 Charles Dr., Linden:** My wife and I moved in a year ago and built our own barn. Bill and Nina have done a great job refurbishing the home which has made the whole neighborhood much nicer. Obviously they have spent a great deal of money doing so. I am in complete agreement with the structure as well as the additional height request.

**Michelle Marshke, 11006 Charles Dr., Linden:** I met Bill and Nina after they moved into the neighborhood. Just wonderful people and their home is beautiful. It's a great improvement to the neighborhood. I have no objection to the structure or its height. Additionally, those that may have some objection to it need to be check to see if in fact their following the rules as well as those of us who play by the rules.

**John Schafer, 11063 Charles Dr., Linden:** I am also in agreement with Bill and Nina's request. Frankly, the lot is just sitting there. It's pretty useless without a structure on it and I don't have any problem with the height they're requesting.

**Chairman R. Kelley asked if there was any correspondence relative to the request. There were none.**

**Comments from the Board:**

**Member P. McLeod** asked if the height variance request would need an additional hearing. The Chair explained that the request could be handled without an additional hearing.

**Chairman R. Kelley:** This is a much better plan and I appreciate you revising it the way you have.

**Motion Member T. Hallman, seconded by Member P. McLeod** to grant the requested 4 variances as well a height variance and the updated site plan.

**Discussion:** None

**Motion approved 5-0.**

**New Business:**

**David Lurvey, 16207 Whitehead Dr., Linden, MI. 48451,** is requesting a variance to build an accessory building (garage) on the property located across the street from his home. Described as 01-35-626-005, Units 4 and 5. (The house project will be combined in 2017).

**Chairman R. Kelley** asked if there was anyone in attendance who would like to stand and address the Board and the audience in attendance.

**Mr. Bill Lanning, 13089 White Oaks Dr., Gaines MI 48436,** spokesman for Mr. Lurvey, addressed the Board and told them that Mr. Lurvey was out of town and unable to attend tonight's meeting. "I will answer any questions on behalf of his request".

**Member P. McLeod:** What is the square footage of the house?

**Mr. Lanning:** I don't know.

**Chairman R. Kelley:** I believe the house is larger than the requested structure.

**At this point in the meeting the Board members spoke amongst themselves about the request.**

**Chairman R. Kelley:** Looking at the design, are there any living quarters, toilets or running water in the structure?

**Mr. Lanning:** No.

**Chairman R. Kelley:** So then the upstairs is just storage?

**Mr. Lanning:** Correct.

**Chairman R. Kelley** advised Board members that a height variance would be needed with this request just like the last.

**After much discussion relative to the height of the structure, it was determined that from grade to peak the house was 26 foot in height with a 4 foot cupola on top of that.**

**Chairman R. Kelley:** I'm comfortable with the drawing as presented.

**Member T. Hallman:** The design of the barn goes along with the design of the house.

**Member M. Ruhlig:** Do you know the height of the house?

**Mr. Lanning:** No I don't.

**Chairman R. Kelley asked if there was any correspondence relative to the request. There was none.**

**Comments from the Board:**

**Member T. Hallman** told Board members that he is aware of the other homes in the area and this structure will fit in the neighborhood. I don't have a problem with the height of the structure as presented.

**Chairman R. Kelley** said it was a great looking structure for the neighborhood.

**Motion Chairman R. Kelley, seconded by Member T. Hallman** to approve the requested variances and a height variance as presented.

**Discussion:** None

**Motion approved 5-0.**

**There being no other discussion and/or business before the Board, the Chair adjourned the meeting at 7:41p.m.**

Respectfully submitted,

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Thomas Brooks, Secretary  
Argentine Twp. Zoning Board of Appeals