

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
March 6th, 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 and Member P. McLeod.

Members absent:

Member J. Rzepecki.

Pledge to the flag

Chairman R. Kelley.

Approval of the Minutes: November 7th, 2016.

Motion: T. Hallman

Seconded: M. Ruhlig

Discussion: The Chairman asked to have a sentence removed from the November minutes at the bottom of the page which was obviously not pertinent to the minutes.

Approved: 4-0

Old Business:

None.

New Business:

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 if there was anyone present to stand and address the Board and the audience in attendance.

Mr. Brancheau advised the Board that he and his wife wanted to build the structure to be used as a painting studio for his wife. As an artist, she needs a workshop and it will also hold a hobby shop for him as well. Additionally, it will hold painting supplies and their boat.

Member T. Hallman questioned the request for the building. Their packets show a request for a 30 x 50 foot Quonset building.

Mr. Brancheau explained the plans had changed to the pole structure to build a more appealing structure that would be more conducive to the neighborhood. He then approached the podium and gave Board members pictures of the new structure and the revised site plan. The new request is from the center of road to the front of the building and 6 foot from each side yard lot line.

Chairman R. Kelley advised the homeowner that the Board members packages for tonight's meeting do not reflect the changes the applicants are requesting. Furthermore, on the site plan the Board has the property lines are not stated, nor are the corners of the building and there are no easements reflected for power or sewer. "Is this something that could be done by a certified Surveying company?"

Board members also asked if the building could be altered to better fit the lot.

Chairman R. Kelley: Is this R1 or R2 zoning?

Mr. Brancheau: I don't know.

Chairman R. Kelley: Code is 19 foot in height from grade to peak and this request is higher and has a cupola on top.

Member T. Hallman: Will the current white shed on the property be removed?

Mr. Brancheau: Yes, it will be removed.

Chairman R. Kelley stated that the Board would like 10 foot minimum setbacks on each side, would like to see the building go rearward and the width of the structure reduced.

Chairman R. Kelley: Is there a proper foundation being used for the structure?

Mr. Brancheau: Yes there will be.

Chairman R. Kelley asked if there was any correspondence relative to the request. There are two letters received. One letter from Mr. John Schaefer in support and one letter from Mr. J. Nash in opposition.

Comments from the Board:

Chairman R. Kelley said that he would like to see the structure 30 foot from the road-right-away, side variances and maybe remove the cupola because the building height is 24 foot 4 inches.

Motion Member T. Hallman, seconded by Member M. Ruhlig to table the request until the April 3rd meeting with the following to the following:

- Lot survey.
- Building corners staked and shown.
- Reducing the structure to meet stated setbacks.
- Lower top of structure to 19 foot per Ordinance.
- Submit updated plans and site plan to office 3 weeks prior to next meeting date. Survey can be submitted 1 week prior to date.

Discussion: None

Motion approved 4-0.

Board Comments or Questions:

Member M. Ruhlig requested a updated Zoning Ordinance book.

There being no other discussion and/or business before the Board, the Chair adjourned the meeting at 7:44p.m.

Respectfully submitted,

Thomas Brooks, Secretary
Argentine Twp. Zoning Board of Appeals