

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
February 28, 2011

Approved: April 18, 2011 (as written)

The meeting was called to order by Mr. Hawkins at 7:33 p.m.

Roll Call: Michael Hawkins
Paul Fransway – Alternate
Mike Barber – Alternate
John Hicks – Township Board Liaison
Carl Towne – Planning Commission Liaison

Absent: Bill Erwin
Tony Raney

Guests: 7

Also Present: Phillip Seymour, Township Attorney

APPROVAL OF MINUTES

**Motion by Towne, second by Hicks
To approve the meeting minutes of April 19, 2010 as submitted.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC HEARING

1. Sherman Clark, 18293 Jamestown, Northville Twp, MI 48168. Property located at 27094 Sandy Hill Lane, New Hudson, MI 48165. Sidwell #21-16-277-006. Applicant request the following variances for two proposed carports at Lake Angela Co-op:
 - Variances from Section 18.03(A)1 to allow the carports to be located closer to the front property line than any portion of the principal building.
 - Variances from Section 36.02 to allow for a front yard setback of 5.2' the north carport and 1.7' front yard setback for the south carport. The required front setback is 40'.

Representing Sherman Clark: Phil Weipert, Attorney

Mr. Weipert explained that the applicant would like two carports. He explained that Lake Angelis is a unique property. It has septic tanks for the entire area, which inhibits placing the carports in a different location. He continued that the front of the co-op is really the lakefront and the back of the co-op faces the road where the carports would be located. He explained that there is not a configuration where 40' of property is in existence. He continued that there are similar parcels on Milford Road that have carports on the property line. He explained that the practical difficulty is the limited lot distance and the septic tank locations.

Mr. Weipert explained that the proposed carports would go right where the existing parking is located. Mr. Weipert reviewed the traffic pattern.

Chuck R. – He explained that he lives in Complex 4, and he has no problem with it.

Mr. Towne commented that he thought the carports would be an improvement to the property. Mr. Weipert agreed and said it would be an enhancement and a benefit to everyone.

Fiona Toutant, 27094 Sandy Hill Lane – Ms. Toutant commented that having the carports would enhance their view.

Motion by Towne, second by Barber

To allow the variance to locate the carports closer to the front property line and the principal building in Section 18-03(A)1.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Motion by Barber, second by Towne

To grant a 5.2' variance from property line for the north carport as and 1.7' for south carport as documented by the Garlock/Smith Professional surveyors.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Motion by Towne, second by Barber

To allow a 30.8' variance from the 40' variance for the north carport and a 38.5' variance for the south carport.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Mr. Hawkins explained that a letter from Mr. Perri was received, and he brought up an issue relative to a fence. The Zoning Board asked the applicant discuss it with Mr. Perri, since it is not an issue for the Zoning Board.

ADJOURNMENT

**Motion by Towne, second by Barber
To adjourn the meeting at 8:02 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Zoning Board of Appeals meeting was adjourned at 8:02 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary