

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
May 16, 2011

Approved: August 15, 2011 (as written)

The meeting was called to order by Mr. Erwin at 7:30 p.m.

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

Absent: Tony Raney

Guests: 1

Also Present: Phillip Seymour, Township Attorney

APPROVAL OF MINUTES

**Motion by Towne, second by Barber
To approve the meeting minutes of April 18, 2010 as submitted.**

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

MOTION APPROVED

PUBLIC HEARING

- 1. Ronald L. Wilkes, Sr., 61070 Topsfield Lane, South Lyon, MI 48178. Sidwell #21-07-276-017. Applicant requests a variance from Section 18.02, which requires that the floor area of a garage attached to a principal residence not exceed 50% of the total floor area of residence. The total floor area of residence is 1,320 square feet, which would allow for a maximum garage size of 660 square feet. Proposed addition to existing attached garage would cause the complete garage to measure 1,020 square feet. Therefore, a variance of 360 square feet is being requested.**

Mr. Wilkes explained that he purchased the property in 1995 when his handicapped son was 17 and weighed about 80 pounds. At the time, he had no expectations that his son would grow significantly. Presently, he is having trouble maneuvering his son due to having to use a much heavier small diameter wheel type chair.

In 2005, Mr. Wilkes had a wheelchair ramp professionally installed. He chose to have the ramp installed in the garage because, aesthetically, it would affect the design of the front of the home. He continued that their house is the first house in the subdivision, and he felt that having the ramp on the front of the home would advertise that one or more persons in the house could be physically vulnerable.

Mr. Wilkes also explained that the van will not fit in the residual space which would mean his son would have to load and unload outside of the garage. Especially in bad weather this causes discomfort for him and his caregiver. As the garage space now exists parking even a sub compact car without damage is difficult.

The current structure sits on 1-1/2 acres with 365 feet of frontage. Mr. Wilkes explained that his immediate neighbors across the street expressed no concerns.

Mr. Towne questioned if there were any rules in the Homeowners Association that would prevent this. Mr. Wilkes stated that he was not aware of any.

Mr. Hawkins and Mr. Towne commended the applicant for taking the time to put together a thorough application. Mr. Towne stated he would rather see the van inside of the garage and commented on the applicant's beautiful home.

Motion by Hawkins, second by Towne

To recommend to the Board approval of applicant Ronald L. Wilkes, Sr., 61070 Topsfield Lane, South Lyon, MI 48178. Sidwell #21-07-276-017 applicant has requested a variance of 360' from Section 18.02 which limits the size of the attached garage to be 50% of the floor area of the residence that he be permitted the addition to the garage as proposed for a total garage area of 1020' which is a 360' variance to permit the modifications and renovations of the garage to allow the use and application of the handicap entrance and handicap vehicle and storage. Applicant demonstrated he has unique circumstances and there has been no reasonable or question from the neighbors.

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

MOTION APPROVED

2. ELECTION OF CHAIRMAN

Motion by Barber, second by Hawkins

To nominate Bill Erwin as Chairman. Mr. Erwin accepted the nomination.

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

MOTION APPROVED

**Motion by Towne, second by Barber
To close the nominations.**

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

MOTION APPROVED

Mr. Erwin was elected by a unanimous vote for Chairman of the Zoning Board of Appeals.

ADJOURNMENT

**Motion by Towne, second by Barber
To adjourn the meeting at 7:41 p.m.**

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

MOTION APPROVED

The Zoning Board of Appeals meeting was adjourned at 7:41 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

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Recording Secretary