

**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS
MEETING MINUTES
March 21, 2024**

Call to Order: Vice Chair Fudge called the meeting to order at 6:00pm.

Pledge of Allegiance: Recited by everyone in attendance.

Roll Call of Board Members:

Members Present: Robert Fudge, Kent Rozycki, Steve Duell, Scott Swan and Fern Spence

Also in Attendance: Zoning Administrator Mike Green

1. Review and Approval of the Agenda – Conflicts of Interest (6:01)

Swan moved and Duell seconded to approve the agenda as presented.

Yeas: Swan, Duell, Rozycki, Fudge, Spence

Nays: None

2. Review and Approval of Meeting Minutes – February 15, 2024 (6:02)

Rozycki moved and Swan seconded to approve the minutes of February 15, 2024 as amended noting that Vice Chair Fudge called the meeting to order.

Yeas: Rozycki, Swan, Spence, Duell, Fudge

Nays: None

3. Correspondence

One piece of correspondence was noted from Haggards Plumbing and Heating.

4. Public Hearing (6:02)

- a. A request has been made by VT Construction on behalf of Alan D Strange for a 16 ft variance from the front setback requirements. The specific request is asking for a variance from 30 ft to 14 ft to allow construction of an addition to an existing dwelling. The property is zoned R-1 Single Family Residential and is currently used as single-family residential. The property is located at 5091 Case Court with a property number of 05- 285-005-00 The parcel is located within the Silver Knoll Acres subdivision and is described as Lot 5 of the Silver Knoll Acres including an interest in Park A. According to Township records and information supplied by the application, the property contains a dwelling with an attached garage along with a detached accessory building. A front yard variance was granted by the Zoning Board of Appeals in 1980 to allow for construction of the attached garage that is located within the front yard. The applicant did not include a site plan showing proposed improvements nor did the application include any statements as to what would be built if the variance is approved. A variance may only be granted if the Zoning Board

of Appeals finds that each of the Practical Difficulty standards under Section 454.E.1 are met, each of the General Criteria under Section 454.E.2 are met, and at least one of the Special Conditions or Circumstances are met.

Fudge opened the public hearing at 6:04pm

Justin with VT Construction handed out elevations to commissioners and stated that a second story would be added to the existing garage structure to accommodate a family room. The foundation and footprint of the garage would remain the same. The setback variance is needed because of a proposed cul-de-sac and because the second story porch and overhang would encroach into the setback. The Grand Traverse Road Commission stated that they had no future plans to build the cul-de-sac. and the 16 feet needed.

Fudge closed the public hearing at 6:12pm.

Commissioners discussed the proposed plans and variance and determined that there was not enough information on record to make a decision this evening. Board members wanted to see specific plans for the proposed addition with the specific setback calculations for the record to be complete. Footprint would not change, but overhand would be extended. Board members noted that the shed roof over the garage front door would be an additional variance.

Rozycki moved and Swan seconded to table the variance request until more information could be collected from the applicant.

Yeas: Rozycki, Swan, Duell, Spence, Fudge

Nays: None

5. Unfinished Business (6:21)

None

6. Other Business (6:22)

None


7. Items for Next Agenda (6:22)

None at this time

8. Public Comment (6:22)

None

9. Adjournment: *Duell moved and Swan seconded to adjourn the meeting at 6:23pm.*


Lynn Fricke, Secretary