

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

Call to Order: Chair Smith 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, Scott Swan, Fern Spence, Kent Rozycki, and Rick Smith

Also in Attendance: Zoning Administrator Mike Green

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

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

Yeas: Swan, Fudge, Rozycki, Spence, Smith

Nays: None

2. Review and Approval of Meeting Minutes – October 17, 2024 (6:02)

Swan moved and Fudge seconded to approve the minutes of October 17, 2024 as presented.

Yeas: Swan, Fudge, Rozycki, Spence, Smith

Nays: None

3. Public Hearings (6:01)

- a. A request has been made by Randy Guild for a six (6) foot variance from the ten (10) foot side yard setback, resulting in a four (4) foot setback for a proposed addition.**

The parcel is located within the Silver Pines Resort subdivision and is described as Lots 25 & 26 excluding the north twenty-five (25) feet thereof. The property is zoned R-1 One Family Residential, and is located at 1571 Lake Drive, with a property number of 05-295-025-00. Adjacent properties within the subdivision and surrounding areas are also zoned R-1 One Family Residential. 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. Applicant Randy Guild addressed the board and thanked them for allowing him to come before the ZBA with his request. Guild stated that they wish to expand their master bedroom over a space which is presently a deck off of the NW corner of the home. There would be no foundation changes or changes in topography. Guild stated that the property is non-conforming and was built 4-6 feet from the property line at the time it was built. He has tried unsuccessfully to purchase the empty lot next to his. The adjacent lot provides a buffer between lots and is only 25 feet wide which

Guild believes is unbuildable. Guild stated that an addition on the SW corner of the home is possible, but cost prohibitive. Zoning Administrator Green stated that neighboring vacant lot is a legal lot and he cannot say it is unbuildable. The board suggested that Guild work something out with the neighbor who owns the 25-foot lot. Board members suggested an easement. Stormwater runoff was also addressed and could be an issue if more roofline were added to the home.

Rozycki moved and Spence seconded to table the application so that the applicant could discuss a possible easement with the neighbor.

Yeas: Rozycki, Spence, Swan, Fudge, Smith

Nays: None

4. Unfinished Business

None

5. Other Business (6:27)

None

6. Items for Next Agenda (6:27)

None

7. Public Comment

None

8. Adjournment: *Swan moved and Fudge seconded to adjourn the meeting at 6:28pm.*



Lynn Fricke, Secretary