

**City of Brighton
Zoning Board of Appeals
Regular Meeting Minutes
January 9, 2020**

The Board for the Zoning Board of Appeals held a regular meeting on Thursday, January 9, 2020 at City Hall, located at 200 N. First Street, Brighton, MI.

1. Call to Order

Chairperson Urbain called the meeting to order at 7:00 p.m.

2. Roll Call

Board Members present were Jordan Genso, Renee Pettengill, Alicia Urbain, Mike Schutz and Caitlyn Perry-Dial.

Moved** by Board Member Pettengill, supported by Board Member Genso, to excuse Board Members Chaundy and Gottschalk. **The motion carried unanimously.

Also present: Mike Caruso, Community Development Manager, Kelly Haataja, Executive Assistant to Community Development and an audience of 8.

3. Approval of the November 14, 2019 Meeting Minutes

Moved** by Board Member Caitlyn Perry-Dial, supported by Board Member Pettengill, to approve the November 14, 2019 Regular Meeting Minutes. **The motion carried unanimously.

4. Approval of the January 9, 2020 Agenda

Moved** by Board Member Pettengill, supported by Board Member Schutz to approve the January 9, 2020 Agenda. **The motion carried unanimously.

Old Business

5. Tabled Item: Advance Craft Builders, Inc., 1293 Brighton Lake Rd., is proposing to construct a single-family residential structure, with a four (4) foot setback from a Regulated Wetlands. Chapter 98, Article Sec. 98-5.15 (C), "Regulated Wetlands and Watercourses Setback", requires a minimum twenty-five (25) foot setback from the boundary or edge of a regulated wetland. **A variance of Twenty-one (21) feet is being requested.**

Steve Davis, Advance Craft Builders, gave a brief recap of why a variance is needed to construct a single-family home at the stated property. He presented a revised plot plan which changed the originally requested twenty-one (21) foot variance from the wetland, to a twelve and one-half (12.5) foot variance request.

Board Member Pettengill asked if the construction would affect the retaining wall near the rear of the property.

**City of Brighton
Zoning Board of Appeals
Regular Meeting Minutes
January 9, 2020**

Mr. Davis stated it would not be affected, as the wall is on the rear property line and there is a required thirty-five (35) foot setback for that parcel. The location of the proposed structure would have a forty-one (41) foot setback.

Board Member Pettengill asked what style of home would be constructed, and what would be the height.

Mr. Davis stated it would be a raised-ranch style home with the basement and garage being at ground level. He further mentioned the height would be lower than the neighboring house.

Board Member Pettengill asked if building would disrupt the wetland in any way.

Mr. Davis stated there would be no disturbance to the wetland.

Chairperson Urbain stated the variance request is compliant with State laws regarding regulated wetlands and believes the variance would not disturb the wetlands. She also stated considering permits had previously been issued to the past property owner, and there has been numerous variances granted of similar nature in the area, she believes the applicant has demonstrated a hardship exists.

Board Member Genso stated he appreciated the alterations to the plot plan and variance request that Mr. Davis has presented, and believes the effort has been made to make the variance request as minimal as possible. He also stated without the variance, there would be a thirteen-foot wide building envelope, which should be considered as an unbuildable lot for that area.

Board Member Schutz asked what soil erosion requirements would be needed.

Mr. Caruso stated all soil erosion permitting and inspecting of the site would be processed through the Livingston County Drain Commission.

Moved by Board Member Pettengill, supported by Board Member Schutz, to grant the variance request for a twelve and one-half (12.5) foot setback from the regulated wetland, with the hardship described as the City's change to its zoning ordinance created an unbuildable parcel. The motion carried unanimously with a roll call vote.

New Business

None

6. Staff Updates

None

7. Call to the Public

Chairperson Urbain opened the Call to the Public at 7:17 p.m. Hearing and seeing no comment, the Call to the Public was closed.

8. Adjournment

Moved by Board Member Pettengill, seconded by Board Member Schutz to adjourn the meeting. **The motion carried unanimously**, and the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Kelly Haataja
Recording Secretary