

**City of Brighton
Zoning Board of Appeals
200 N. First St. Brighton, MI 48116
Regular Meeting Minutes
February 11, 2021**

The Board for the Zoning Board of Appeals held a Regular Meeting on Thursday, February 11, 2021 at 7:00 p.m., conducted electronically.

1. Call to Order

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

2. Roll Call

Board Members present were Dave Chaundy, Caitlyn Perry-Dial, Jordan Genso, Renee Pettengill, Mike Schutz and Alicia Urbain. All Members participated remotely and disclosed their location.

Also present were Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development and an audience of four persons.

Motion by Genso, seconded by Pettengill to excuse Board Member Gottschalk for personal reasons.

Motion carried unanimously by a roll call vote.

Consent Agenda

3. Approval of the December 10, 2020 Meeting Minutes

4. Approval of the February 11, 2021 Agenda

Motion by Perry-Dial, seconded by Schutz to approve the Consent Agenda. **The motion carried unanimously by a roll call vote.**

Old Business

None

New Business

Daniel Oginsky 1101 Rickett Rd. is requesting a variance from Chapter 98, Section 98-3.18 (D) of the zoning ordinance, for a reduction to the required front-yard setback. Section 98-3.18 (D) "Development Standards" states the minimum front-yard setback is fifty feet. The applicant is requesting a front-yard setback of twenty-four feet. A variance of twenty-six feet is being requested.

Mr. Caruso offered a summary of the subject property and basis for the variance request.

Mr. McLane, architect for the applicant, provided a synopsis of the property owner's intent to construct a commercial storage facility which includes an office space. He explained the challenges of building on the site, which prompted the variance request.

Mr. Oginsky conveyed his business operations and the intended use of the proposed building.

Chairperson Urbain asked if the adjacent property owner's site lines would be affected by the building if the variance was granted.

Mr. McLane stated there would be no site line issues or safety hazards for motorists with the proposed design of the front-yard area.

Mr. Genso asked if there would be any concern for motorists exiting the site due to the traffic island along the center of Rickett Rd. He then asked if the island is scheduled to be removed with the upcoming road construction.

Mr. McLane stated there would be no safety concerns with exiting only to the north.

Mr. Caruso stated the island is being removed with the road construction.

Mr. Schutz commented if six parking spaces would be sufficient for the development.

Mr. McLane stated final site plan submittal will meet all parking requirements.

Ms. Perry-Dial commented on the driveway configuration up to the building.

Mr. Schutz asked where motorists would park when arriving to the storage area.

Ms. Pettengill commented parking and drive areas are not the focus of this variance request and these issues would be resolved through the site plan review process with the Planning Commission. She then commented on the utility setback requirement and stated it is a valid hardship.

Chairperson Urbain closed the meeting and opened the Public Hearing at 7:21 p.m.

Susan Bakhaus, 970 Brighton Lake Rd., asked if there would be a public hearing scheduled when this proposed development is on the Planning Commission agenda.

Hearing and seeing no further comments, Chairperson Urbain closed the Public Hearing and re-opened the regular meeting at 7:23 p.m.

Mr. Caruso stated there would not be a public hearing for this proposed development and it would only require Planning Commission review.

Motion by Genso, seconded by Pettengill to approve a variance of twenty-six feet to the front yard setback, based on the hardship of the narrow shape and dimension of the property, and the hardship of a utility company setback requirement. **Motion passed unanimously by a roll call vote.**

Other Business

5. Staff Updates

No report.

Ms. Pettengill asked if staff could research issuing identification cards and lanyards to the Board Members.

Mr. Caruso stated the Community Development staff would revisit obtaining ID cards.

6. Call to the Public

Chairperson Urbain opened the Call to the Public at 7:28 p.m.

Hearing and seeing no comments, Chairperson Urbain closed the Call to the Public at 7:28 p.m.

7. Adjournment

Motion by Pettengill, seconded by Schutz to adjourn the meeting. **Motion carried unanimously by a roll call vote.** The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Kelly Haataja
Executive Assistant to Community Development