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Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, March 12, 2025 at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Joanna Hardesty, Trustee
Brian Ignatowski
Benedict Russell
Joyce Priebe, Chair
William Rill

ABSENT:

CONSENT AGENDA

Approval motion made by Trustee Hardesty, seconded by Member Ignatowski, to approve Zoning Board of Appeals Agenda as presented.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC-

Chair Priebe opened the general call to the public, but no one came up to speak so she closed the session.

CURRENT BUSINESS

1. ZBA 25-0002

Owner: Christie Camphorst Alexander
Location: 6508 Buckshore Dr.
Parcel ID: 4715-23-308-103
Request: Variance application to permit the construction of a new single-family house. Variance requests include:
Side yard setback, per section 36-171(D)
Rear yard setback, per section 36-171(D)
Front yard setback, per section 36-171(D)

Chair Priebe asked the applicant to come to the podium to present their variance request. The present home resides on the north side of Buck Lake. A tree fell on the home in July 2023, creating unrepairable damage to the roof due to the rainy weather. The lot is long and narrow, so it creates a hardship to try and rebuild a home that is conforming to the Zoning Ordinance standards. The properties in the surrounding area are all nonconforming as well. Christie stated that they are seeking a 3.7 ft setback on the west (instead of the 5 ft required), a 24.1 ft setback on the south side, or lake side, (instead of the 30 ft setback), and a 22.8 ft setback on the north side (instead of the 25 ft setback) for the street side. The home would have a walk out basement on the lakeside with a floating balcony on the second floor.

Chair Priebe asked David Rohr to briefly talk about his staff report on this case. He stated that staff support this variance request. Chair Priebe then opened the meeting to the public comment on this ZBA proposal. Michael Greytok, who lives next door at 6512 Buckshore came up to talk at the podium and shared his support for this variance request. Chair Priebe asked if anyone else wanted to speak but no one else came up. She then closed that portion of the meeting. Chair Priebe then opened the meeting to the ZBA board members to discuss the variance request and ask any questions that they had.

Member Ignatowski asked the applicants if their roof line would be higher than the home to the west of them. They stated that it would not be higher. Trustee Hardesty asked for clarification on the new home's distance to the neighboring homes. The applicants said that the new home would be 10 ft from the eastern home (Michael's house) and 7 ft from the western home. She asked David if the planning and zoning department talks to the fire department to ensure they do not have any concerns about the distances of homes in the township. The applicant said that they are going with a builder who will design the new home to be more resistant to fire than is usual since they are proposing to be so close to the other two homes. They stated that the outer walls and eaves would be more fireproof in design. Trustee Hardesty said she was supportive of the variance since they were designing the home in this fashion, and that the new home would be lower in height than the surrounding homes.

Member Ignatowski asked the applicants for clarification whether they would be using the garage door in the back for vehicle parking. They stated that the builder was going to grade the land so they could park vehicles in the driveway. He stated they wanted to talk with the applicants to ensure they were planning to use materials to make this home more fire resistant in design. He said the ZBA would not dictate conditions on their approval of this variance, but the ZBA will rely on the applicants' word to utilize fire retarded design and not park vehicles in the home. Chair Priebe stated to the applicants that the Livingston County Building Department will ensure that the builder will follow fireproofing with building materials on the side by encroachment to neighboring homes.

Chair Priebe asked for clarification regarding the street side retaining wall. The applicants stated that that retaining wall will need to be taken out, and a lot of soil will be excavated from the northern side of the home.

Approval motion by Member Ignatowski, seconded by Member Russell, to approve variance request ZBA 25-0002 at 6508 Buckshore Dr, Parcel ID# 4715-23-308-103.

Applicant requests:

- 1) Side yard setback of 3.7 feet instead of 5 feet, per section 36-171(D)
- 2) Rear yard setback of 24.1 feet instead of 30 feet, per section 36-171(D)
- 3) Front yard setback of 22.8 feet instead of 25 feet, per section 36-171(D)

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Both Trustee Hardesty and Member Ignatowski stated that they are glad that the applicants didn't decide to build a huge home and that their request was reasonable.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion made by Trustee Hardesty, seconded by Member Rill, to approve the ZBA Meeting Minutes from February 12, 2025, ZBA as presented.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

As of today, there are no ZBA agenda items for April 2025.

ADJOURNMENT

Approval Motion was made by Trustee Hardesty, seconded by Member Ignatowski, to adjourn at 7:26 pm.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

Joyce Priebe, Chair