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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, August 9, 2023, at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

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

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Jim Hollenbeck (Alternative)
Brian Ignatowski
Craig Masserant
Joyce Priebe, Chair
William Rill

ABSENT:

Jason Negri

Chair Priebe asked Planning and Zoning Director David Rohr if there was any other correspondence received than what they received in their packets. He said there was a letter with neighbor signatures that had been submitted on August 8 by the applicant. David had copied it and handed it out to all of the board members prior to the meeting.

CONSENT AGENDA

Approval motion by Member Alternative Hollenbeck, seconded by Member Rill, to approve Zoning Board of Appeals Agenda for tonight as presented.

Voice Vote: Ayes: (5) Members Hollenbeck, Ignatowski, Masserant, Priebe, Rill

Absent: (1) Negri

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC- *None*

CURRENT BUSINESS

1. ZBA 2023-0013

Owner: Charles & Deborah Cleavinger
Location: 11765 Pleasant View Dr., Pinckney, MI 48169
Parcel ID: 4715-31-402-049
Request: Variance application to permit the construction of a 10 ft X 20 ft sunroom, encroaching 10 ft into the required rear yard setback. Section 36-186(F).

Chair Priebe asked the applicant, Charles Cleavinger to come up to the podium to discuss his proposed project. The sun room is going to be used for therapy to get more UV sun rays that will have special windows.

Chair Priebe then asked David to present his staff report. He stated that the project meets all 7 of our ZBA Standards of Review. Chair Priebe opened and closed the Public Hearing as there were no other audience members other than the applicant and his family.

Approval motion by Member Rill, seconded by Member Ignatowski, to approve variance application ZBA 23-0013 at 11765 Pleasant View Dr (TID# 15-31-402-049) a 20- foot variance request from the required 30-foot rear yard setback, per Section 36-186 (F). The variance meets variance standards 1 (one) through 7 (seven) 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.

Voice Vote: Ayes: (5) Members Hollenbeck, Ignatowski, Masserant, Priebe, Rill

Absent: (1) Negri

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion by Member Masserant, seconded by Member Ignatowski, to approve the July 12, 2023, ZBA Meeting Minutes as amended by Chair Priebe.

Voice Vote: Ayes: (5) Members Hollenbeck, Ignatowski, Masserant, Priebe, Rill

Absent: (1) Negri

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion by Member Masserant, seconded by Member Ignatowski to adjourn at 8:19 pm.

Voice Vote: Ayes: (5) Members Hollenbeck, Ignatowski, Masserant, Priebe, Rill

Absent: (1) Negri

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