Hamburg Township
a great place to grow

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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, September 9, 2026 at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Ignatowski called the meeting to order at 6:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD
Members PRESENT:
Kevin Galbraith, Alternative
Joanna Hardesty, Trustee
Brian Ignatowski, Chair
Benedict Russell
William Rill

ABSENT:
Ron Muir, PC Rep

CONSENT AGENDA

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

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC
Chair Ignatowski opened the general call to the public, but no one came up to speak so he closed the session.

CURRENT BUSINESS

1. **ZBA 26-0008**

   Owners: Matthew & Lisa Short
   Location: 8750 Rushside Dr
   Parcel ID: 4715-17-402-122
   Request: Variance application to permit the construction of a second story addition with variance of 5.6 ft where 10 ft is required, per Section 36-171 (D).

Chair Ignatowski opened this case for public comment, but no one came forward so he closed it. Ignatowski then invited the applicants to the podium to discuss their variance request. Matthew let the ZBA members know that they are not expanding the footprint of the home or garage but only going up one story over the existing structures. They are also proposing to attach the single-story home to the detached garage. Expanding area to gain a little more room with a bathroom.

Chair Ignatowski invited David Rohr to brief the members on his staff report. David stated that this addition is expanding the current nonconformity so that is why this case is being brought to the ZBA. There is limited room on the parcel for an addition, and this is a good approach to increase the livable area of the home.

Chair Ignatowski invited the ZBA members for discussion about this case. Member Russell stated that this is already a preexisting nonconformity and the homeowner didn't create it. There are many such nonconformities that exist in the township. Russell asked if this request involved any variance issues. David said just for the side setback due to the vertical expansion. Trustee Hardesty asked Mr. Short if he lived permanently in the home. He said yes. She then asked if he had talked to the neighbors on either side of him about this proposal. He said that he had and they had no objections to this addition. Member Rill said it was straight forward and he support it. Ignatowski asked if David had received any letters of support or phone calls from the Short's neighbors. David said no.

Approval Motion made by Member Rill, seconded by Member Russell, to approve variance application ZBA #26-0008, located at 8750 Rushside Dr, TID# 4715-17-402-122, to permit the construction of a second-story over the existing home and detached garage, with a first-floor addition that will connect the home and detached garage, with a side set back of 5.6 ft, where 10 feet is required, per Section 36-171 (D).

This 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.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

2. **ZBA 26-0009**

   Owners: Michael Winson
   Location: 4465 Shoreview Ln.
   Parcel ID: 4715-33-110-135

Request: Variance application to permit the construction of a new home. Variance request to build home 82 feet from the OHM (high water mark), rather than the required 125 feet, per Section 36-171 (4) in Natural River Residential District.

Chair Ignatowski opened this case to public comments. Member Rill stated that in the past (19 years ago), the ZBA would compare the variance applicant's property setback from the river to the average setback of the two nearest homes. Rill said that this case does not meet that average setback from the river. Rill said one home had a 4-foot setback, and the other home had a 6-foot setback from the river. Chair Ignatowski asked Steve Dornbos (lives at 4459 Shoreview Ln) to come up to the podium to discuss his objections to this case as proposed. Steve requested that this home be built with an additional 2-foot more setback from the river. Ignatowski asked if anyone else from the public wanted to comment on this case. Since no one else came up, he closed this portion of the meeting.

Chair Ignatowski asked for the applicant to come up to the podium to talk about his variance request. Michael stated that he proposed to place the home in same area as the rest of the homes along the river here. He said he had no idea about this river setback average of the homes next door. Then Ignatowski opened the case to David Rohr to discuss the staff report. David let the ZBA members know that there were two corrections to this case. The side setback on the survey was incorrect. David said he measured it with the measurement wheel and he got 10 feet. The other correction is that instead of the home being 82 feet from the river OHM (high water mark), the actual setback is 64 feet. This is a big difference there. David said that the applicant did try to place the home in line with the rest of the homes along the river. Winson isn't projecting his proposed home further out towards the water than the neighbor's homes. Since this is the Natural Rivers Residential Zoning District, 125 feet is the standard river setback required here. David stated most of the parcels and structures are nonconforming in this area. David said staff supports the building of this structure.

Chair Ignatowski opened the case to the ZBA members for discussion. He said that there are a few changes to this case. Trustee Hardesty asked Mr. Winson how this garage ended up being only a garage on this parcel. Winson stated that the house was on one lot and the garage on the other lot. The owner sold the home after he built the garage. She asked him why the proposed new home couldn't be connected to the existing garage near the street. Winson told Hardesty that the garage foundation required helical piers to connect the two structures, which increased the expense by $50,000. If he didn't do helical piers, then the home could not be connected to the garage. Hardesty explained to the rest of the ZBA board that their members are charged to ensure that we give the least amount of a variance to correct or adjust the hardship. She said that this is a very narrow lot. She expressed that she felt that they were being asked for an awful lot here. 82-foot setback has been changed to 64-foot setback, which is even less of a river setback. Hardesty said she had a problem with this request. She said she believes he should ensure the garage can be attached to the home with helical piers, despite the cost issue.

Ignatowski asked David if the applicant could amend his proposal to meet the additional 2-foot setback from the river during this meeting. David said yes. Rill said that the applicant didn't build the garage, so he is adapting to what exists there currently. Rill said he didn't believe that the applicant needed to attach the garage to the proposed house. Michael said that he would have to look at the walls of the neighbor's homes, if he moved his proposed home back 12 feet. He said he had talked to the neighbor (David) prior to this scheduled ZBA case. Rill asked Michael if he had any issues with moving the

proposed home back 2 feet. He said no. He stated that he wanted to have a good relationship with his neighbor since they will be living next door to each other for the next 30 years.

Approval Motion made by Member Rill, seconded by Member Russell, to approve variance application ZBA #26-0009, located at 4465 Shoreview Ln, TID# 4715-33-110-135, to permit the construction of a new home, with a river setback of 64-feet, where 125 feet is required, per Section 36-171 (4).

This 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.

Voice Vote: Ayes: (5) Nay: (1) Trustee Hardesty Absent: (1)

VOTE: MOTION CARRIED

3. **ZBA 26-0010**
   Owners: Vita McCabe
   Location: 5130 Edgelake
   Parcel ID: 4715-27-103-011 & 4715-27-103-012 (vacant parcels)
   Request: Variance application to permit the construction of a new detached garage, with a zero-foot setback from the natural features wetland setback, where 50 feet is required, per Section 36-293 (c) b. Also requesting a front yard setback of 15 feet where 25 feet is required, per Section 36-171 (D).

Chair Ignatowski opened this case for public comment, but no one came forward so he closed it. Ignatowski then invited the applicants to the podium to discuss their variance request. Sean and Vita explained that they combined the two vacant parcels across from their home at 5130 Edgelake so they could build a garage on this vacant area. They did reduce the size of the garage to meet the maximum size of 800 sq. feet. To meet the minimum wetland disturbance of their EGLE permit, they proposed to build the garage in the middle of the two lots, towards the street. Vita shared that they have provided letters of support from the neighbors.

Then Ignatowski opened the case to David Rohr to discuss the staff report. David let the ZBA members know that he had been working with the applicants and Todd's Services on this case for the past 4 months. He required that they go to EGLE first for their permit. EGLE did grant them a permit to build here. They are filling an area that is 57 feet by 60 feet, which isn't a very large area. Many other residents have built similar structures in this area so this proposed garage will not be out of character here. David said he supports this project.

Chair Ignatowski opened the case to the ZBA members for discussion. Trustee Hardesty asked the applicants how they got EGLE to approve this permit even though it is in a regulated wetland. Since the neighbors support this proposed project, then she said she could support this too. Hardesty asked if the home parcel had a garage on it. Sean told her that it was converted into an office. He said that building doesn't have any garage doors, so that is why it is being used as a separate office. The home is 900 sq. ft with a family of four people living there, and they just need more space. Ignatowski said he supports this proposal.

Approval Motion made by Trustee Hardesty, seconded by Member Russell, to approve variance application ZBA #26-0010, located at 5130 Edgelake, TID# 4715-27-103-011 & 4715-27-103-012 (vacant), to permit the construction of a new 800 sq. foot detached garage, with a natural features setback of zero feet, where a 50-foot setback is required, per Section 36-293 (c)b, and a front yard setback of 15 ft, where 25 feet is required, per Section 36-171 (D).

This 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.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion was made by Trustee Hardesty, seconded by Member Russell, to approve the ZBA Meeting Minutes from July 8, 2026, as presented.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion made by Member Rill, seconded by Member Russell, to adjourn at 6:32 pm.

Voice Vote: Ayes: (5) Absent: (1)

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: _____

_____

Brian Ignatowski, Chair