

**City of South Lyon
Zoning Board of Appeals
June 21, 2018**

Chairman Weipert Called the meeting to order at 7:04 p.m.

Chairman Weipert led the committee in the Pledge of Allegiance.

Swearing in of new ZBA Commissioner John Ward by Deputy Clerk Pieper

ROLL CALL:

Present: Chairman Phil Weipert, Commissioners Steve Mosier, Ron Morelli, John Ward

Also present – Kelly McIntyre (Planning Consultant) and Judy Pieper (Deputy Clerk)

Absent: Patrick Brozowski (Planning Commission)

Excused: Brian Dunn

Approval of the Agenda

ZBA – 6-21-2018 - MOTION TO APPROVE AGENDA

Motion by Ward, supported by Morelli

VOTE: MOTION CARRIED UNANIMOUSLY

Approval of the Minutes

ZBA – 6-21-2018 – MOTION TO APPROVE THE MINUTES

Motion by Morelli, supported by Mosier

VOTE: MOTION CARRIED UNANIMOUSLY

Public Hearing:

Chairman Weipert opens Public Hearing at 7:07 p.m.

Applicant for ZBA: David and Deborah Slevin

Variance request address: 1123 Colt Drive, South Lyon, MI

Parcel #: 80-21-18-455-006

ZBA Case #: 18-003

Request: The applicant is requesting a variance from the City of South Lyon Code of Ordinances, Article VII "Supplementary District Regulations" Division 2 "Height, Bulk, Density and Area Limitation", Sec 102-456 "Schedule Limiting height, bulk, density and area by zoning district". In Zoning District R-2, Maximum percent of lot area covered by all buildings is 25%. The applicant is requesting a variance of 6.5% on the lot coverage to permit the construction of a pool and surrounding patio.

Chairman Weipert offers Slevin the option to wait until they have a full board to present his appeal. Slevin states he will proceed today.

Slevin states that he and his family is looking to put a pool in the back yard, similar to the other pools that have been put in to their sub. He states that he is at 22% coverage and with the pool that they are planning; it will take it to 31%. He states that he included numerous properties in this paperwork showing similar projects. Slevin adds that he will still have plenty of yard space left over. He also adds that he is aware that the percentages will be going up to 35% and at that amount, he will be well within the new parameters.

Chairman Weipert states that included with Slevin's admission was a color rendering and letters from neighbors stating that they are in support of the Slevin's request for a pool. The letters were from the following addresses:

1111 Colt Drive, 1147 Colt Drive, 1129 Colt Drive, 1117 Colt Drive and 1129 Colt Drive

Weipert goes on to state the following addresses are homes that have already added a pool to their homes:

1129 Horseshoe, 1065 Polo, 1158 Chestnut, 1131 Equestrian Drive, 1032 Equestrian Drive, 1225 Corral Lane, 1132 Polo

Also included is a letter from the Trotter's Point Homeowner's Association giving their approval.

Chairman Weipert opens up the floor for questions from the ZBA Board.

ZBA – 6-21-2018 – MOTION TO APPROVE THE VARIANCE FROM SEC 102-852C, WHICH STATES VARIANCE TO AUTHORIZE UPON AN APPEAL A VARIANCE VERY STRICT APPLICATION PROVISIONS FROM THIS CHARTER WHERE IT IS FOUND THE AUTHORIZATION FOR SUCH A VARIANCE WILL NOT BE ABLE TO WITHSTAND TO RETURN TO THE ADJACENT PROPERTY AND WILL NOT MATERIALLY IMPAIR THE INTENT AND PURPOSE OF THIS CHARTER FOR PUBLIC HEALTH SAFETY AND GENERAL WELFARE OF THE COMMUNITY.

Motion by Morelli, supported by Mosier

VOTE:

MOTION CARRIED UNANIMOUSLY

Public Hearing Closed at 7:23 p.m.

Tabled Business: None

New Business: None

Old Business: ZBA Bylaws & Rules of Procedure 2018 Adoption

ZBA – 6-21-2018 MOTION TO APPROVE THE ADOPTION OF THE ZBA BYLAWS & RULES OF PROCEDURE THAT REFLECT THE DECISION BY CITY COUNCIL TO CHANGE THE ORDINANCE FROM A 7 PERSON BODY TO A 5 PERSON

Motion by Morelli, supported by Mosier

VOTE: MOTION CARRIED UNANIMOUSLY

Adjournment

ZBA – 4-19-2018 – ADJOURNMENT

Motion by Ward, supported by Morelli

Motion to adjourn the meeting at 7:26 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Phil Weipert, Chairman

Judy Pieper, Deputy Clerk