

**CHARTER TOWNSHIP OF BROWNSTOWN  
ZONING BOARD OF APPEALS  
MARCH 17, 2011**

The regular meeting of the Brownstown Township Zoning Board of Appeals was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183, on Thursday, March 17, 2011. The meeting was called to order at 7:00 P.M. by Chairperson Cox and began with the Pledge of Allegiance.

PRESENT: Cox, Blair-Krosnicki, Knappmann, Scipione, Walters, and alternate Perry. Also in attendance was Building Official Earl.

ABSENT AND EXCUSED: Alternate Sipos

Motion of Walters, supported by Blair-Krosnicki, to approve the minutes of June 17, 2010 as submitted. All voting aye.

Motion of Walters, supported by Knappmann, to approve the agenda of March 17, 2011 as submitted. All voting aye.

**ELECTION OF OFFICERS:**

Motion of Walters, supported by Blair-Krosnicki, to nominate and reappoint Rick Cox as Chairperson of the Zoning Board of Appeals. All voting aye.

Motion of Walters, supported by Knappmann, to nominate and appoint Deborah Blair-Krosnicki as Vice Chairperson of the Zoning Board of Appeals. All voting aye.

**CASE #2-8-11-0001:** Earnest McMillion, 20791 Busenbark Lane was in attendance to explain his request to construct an addition to the rear of his home which would be located one foot six inches (1' 6") beyond the required thirty-five (35) foot setback requirement. He submitted some additional photographs showing that his home was built further from the street than the adjacent homes. The home is built on a slab and he would like to create more storage area and additional living area for aging parents to move in.

Building Official Earl visited the site for review and has verified the one foot 6 inch (1' 6") distance requested for the variance and also that the addition would not exceed total lot coverage requirements.

No correspondence was received and no one was in the audience for or against case #2-8-11-0001.

Motion of Walters, supported by Scipione, to approve the request of E. McMillion, 20791 Busenbark Lane, for a variance to Zoning Ordinance #141, Section 3.03 to allow the construction of an addition to the rear of the home one foot, six inches (1' 6") beyond the required 35 foot setback requirement. All voting aye.

**CASE #2-10-11-0002:** Joe Martin, owner of 17986 Telegraph, Hurricane Truck & Body LLC, was in attendance to request approval to install two gravel driveways and a gravel parking lot at his place of business.

Cox and Knappmann voiced their concerns regarding traffic safety and the separation distance between the driveways being too close and if an MDOT permit has been issued.

Building Official Earl read letter from Economic Development Manager DiSanto into record advising the applicant to obtain an MDOT permit, to comply with access management standards of the Brownstown Zoning Ordinance, and to meet the minimum Zoning Ordinance landscape requirements set back to the future MDOT right-of-way line. Mr. Martin replied that he will be moving the landscaping back five (5) feet and is proceeding with MDOT permit approval.

Township Planner, Brian Borden, provided his recommendations via e-mail which were read into record recommending that the applicant take this before the Planning Commission for site plan approval.

Earl suggested application fees from Zoning can be applied toward Planning Commission and that the applicant work with DiSanto to obtain the MDOT approval.

No correspondence was received and no one was in the audience for or against case #2-10-11-0002.

Motion of Walters, supported by Blair, to deny the request of Joe Martin, 17986 Telegraph to install two (2) gravel driveways and a gravel parking lot and further recommend the request be sent to the Planning Commission for site plan review. All voting aye.

**PUBLIC FORUM:** Motion of Walters, supported by Knappmann, to open the Public Forum at 7:42 p.m. All voting aye.

No participation.

Motion of Knappmann, supported by Walters, to close the Public Forum at 7:42 p.m. All voting aye.

Motion of Blair-Krosnicki, supported by Walters, to adjourn the Zoning Board of Appeals meeting at 7:43 p.m. All voting aye.

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