

**CHARTER TOWNSHIP OF BROWNSTOWN
ZONING BOARD OF APPEALS
MEETING OF JUNE 20, 2013**

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, June 20, 2013. The meeting was called to order at 7:00 P.M. by Chairman Cox and began with the Pledge of Allegiance.

PRESENT: Chairman Cox, Allen, Blair-Krosnicki, Scipione, and Walters. Also in attendance was Building Official Earl.

ABSENT : Alternate Lewis

Motion by Allen, supported by Blair-Krosnicki, to approve the minutes of April 18, 2013. All present voting aye. Motion approved.

Motion by Walters, supported by Scipione, to approve the agenda of June 20, 2013. All present voting aye. Motion approved.

CASE #V1300003 (tabled from April 18, 2013 meeting): Cindy Gsell of Electric Guard Dog, 121 Executive Center Dr., Ste 230, Columbia, SC 29210, and Mike Haddon, owner of Greater Detroit Auto Auction, 19865 Telegraph, were in attendance in representation of this case. Applicant has submitted an application to install an electrically-charged security fence system around the perimeter of 19865 Telegraph Road (Greater Detroit Auto Auction). The fence is a 10' tall, non-metered, battery powered security fence installed inside of the existing chain link/screening fence. The zoning ordinance does not allow a fence to have an electric current or to be taller than 8' in height. The applicant has requested a variance to zoning ordinance section 13.03 (a) (7) to allow an electric current or charge of electricity in the fence, and to section 13.03 (c) (4) to allow the security fence at a 10' height.

No additional correspondence was received for or against Case #V1300003 since the meeting of April 18, 2013.

No one was in attendance for or against Case#V130003.

Motion by Walters, supported by Scipione, to approve the request for a variance to zoning ordinance section 13.03 (a) (7) to allow an electric current or charge of electricity in the fence, and to section 13.03 (c) (4) to allow the security fence at a 10' height. Ayes: Cox, Blair-Krosnicki, Scipione, Walters. Nays: Allen. Motion approved.

CASE #V130005: James Hall of Fun Space Direct, LLC, 20400 Hall Rd., Clinton Township, Mi 48038, was in attendance to represent Ernest and Donna Dengel, Homeowners of 27684 Winchester Terrace, who was also in attendance. The applicant has submitted an application to construct a Sun Room attached to the home located at 27684 Winchester Terrace. The rear setback requirement for the R-3 district is 35 feet. The Sun Room will extend into the setback 12 feet which requires a variance prior to approval. The applicant is requesting a variance to section 3.03.

No correspondence was received for or against Case # V130005.

No one was in attendance for or against Case #V130005.

Motion by Allen, supported by Walters to approve the request for a variance to zoning ordinance section 3.03 to allow the Sun Room to extend into the setback 12 feet. All present voting aye. Motion approved.

CASE #V130006: Michelle and Nelson Sparks, 24643 Jason Dr., homeowners and applicants, were in attendance to request to install a pool in the dedicated storm easement in the rear yard of an R-3 district. A variance to Ordinance #141, Section 1301 (3) is required for approval.

Motion by Walters, supported by Allen to approve the request for a variance to zoning ordinance 141, Section 1301 (3) to allow the installation of a pool in the dedicated storm easement in the rear yard of an R-3 district. Ayes: Cox, Allen, Scipione, Walters. Nays: Blair-Krosnicki. Motion approved.

PUBLIC FORUM:

Motion by Allen, supported by Walters to open public forum at 7:26. All present voting aye.

Resident at 15972 Petros made comments regarding a fence issue.

Motion by Blair-Krosnicki, supported by Walters to close public forum at 7:41. All present voting aye.

Motion by Allen, supported by Scipione to adjourn the Zoning Board of Appeals meeting at 7:47 p.m. All present voting aye.

ZBA 062013rt