

THE CHARTER TOWNSHIP OF HARRISON  
HARRISON TOWNSHIP, MI 48045  
ZONING BOARD OF APPEALS MINUTES  
TUESDAY, JUNE 12, 2007  
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A regular meeting of the Charter Township Zoning Board of Appeals was held on Tuesday, June 12 at 7:00 P.M. at Rosso Memorial Hall located at 38255 L'Anse Creuse Road, Harrison Township, Michigan 48045.

**A. CALL MEETING TO ORDER:**

Meeting was called to order at 7:10 p.m.

**ROLL CALL:**

<b>CHAIRMAN</b>	ARCHIE LYTLE	Present
<b>VICE-CHAIRMAN</b>	JAMES SENSTOCK	Present
<b>BOARD REPRESENTATIVE</b>	JAMES ULINSKI	Absent
<b>SECRETARY/P.C. LIAISON</b>	MARIA ZINGAS	Present
<b>MEMBER</b>	LAWRENCE MISLINSKI	Present
<b>ALSO PRESENT:</b>	CYNTHIA CHAMBOS	Recording Secretary

Chairman Lytle made a brief announcement relative to the Board being one member short tonight, and that if any of the petitioners would like to have their case tabled, to please let the Board know at the time of their presentation.

**B. HEARINGS and REVIEWS:**

- Case #08-07-ZBA:** James G. Reverski and Carol A. Koss, Petitioners  
37714 Siesta Street, Harrison Township, MI 48045

**Property in Question:** 37714 Siesta, Lot #1, Siesta Park Subdivision  
Harrison Twp, MI 48045 (Zoned R-1-D)  
Property No. 0830-0001-01, Sidwell #12-29-202-09

**Purpose of Request:** Request for temporary use of three (3) room cottage during construction of new residential dwelling.

James Reverski, Petitioner, was present to address his request. Mr. Reverski gave a brief overview of his proposed project and reasons for his request.

The Board members then engaged in discussion regarding Mr. Reverski's request, including a few questions for the petitioner – mainly relative to a time limit for the proposed project. Mr. Reverski could not give a time limit, as his builder would not commit to a time limit, for the project.

Chairman Lytle asked if there were any public comments on this proposed request. Hearing none, he asked the Board if they had any further comments or discussion for this petitioner. Hearing none, he asked for a motion.

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**Motion by Member Mislinski supported by Member Senstock to approve Case #08-07-ZBA, James G. Reverski and Carol A. Koss, Petitioners, 37714 Siesta Street, Harrison Township, Property No. 0830-0001-01, Sidwell #12-29-202-09, as presented, subject to the following:**

**Variance granted for a period of eighteen (18) months from date of issuance of building permit.**

<b><u>Roll Call Vote:</u></b>	<b>Member Mislinski</b>	<b>Yes</b>
	<b>Member Senstock</b>	<b>Yes</b>
	<b>Member Zingas</b>	<b>Yes</b>
	<b>Chairman Lytle</b>	<b>Yes</b>

**Motion Carried.**

2. **CASE #06-07-ZBA:** FTV Mount Clemens 35526 Jefferson Avenue, LLC -  
Petitioner, 24501 Ecorse Rd., Taylor, MI 48180

**Property in Question:** 35526 Jefferson Avenue, Lots 86, 87, & 88, Lake St. Clair  
Land Company's Subdivision, Harrison Twp., MI 48045  
(Zoned B-3) Property No. 0480-0068-00,  
Sidwell No. 11-36-229-005

**Purpose of Request:** Requesting a rear yard variance of twenty (20) feet from the  
required thirty (30) foot rear yard setback for new  
construction.

Chester Stempien, Architect, Southfield, MI, was present for the petitioner. Mr. Stempien gave a brief background on the old facility. All of the requirements have been met for the Planning Commission with exception of tonight's decision. The rear setback needs to be addressed. Plans are to have old building demolished and replaced with a new facility of same type.

Discussion between members and petitioner, relative to setbacks and issues of a non-conforming building on the lots, then ensued.

Chairman Lytle asked if there were any public comments on this proposed request. Hearing none, he asked the Board if they had any further comments or discussion for this petitioner. Hearing none, he asked for a motion.

**Motion by Member Mislinski supported by Member Zingas to approve Case #06-07-ZBA, FTV Mount Clemens 35526 Jefferson Avenue, LLC - Petitioner, 24501 Ecorse Rd., Taylor, MI 48180, 35526 Jefferson Avenue, Lots 86, 87, & 88, Lake St. Clair Land Company's Subdivision, Property No. 0480-0068-00, Sidwell No. 11-36-229-005, as amended, subject to the following:**

**Variance granted of fifteen (15) feet from the required thirty (30) foot rear yard setback. The practical difficulty is the overall size of property. Building usage will be the same as in the past.**



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Variances granted contingent upon verification of approved site plans, which were in existence at time of approval (September, 2006) by the Building Department Official. The practical hardship is due to the fact that the house is already partially built, the trusses are already in place, and the site plans were previously approved by the Township.

<b><u>Roll Call Vote:</u></b>	<b>Member Zingas</b>	<b>Yes</b>
	<b>Member Mislinski</b>	<b>Yes</b>
	<b>Member Senstock</b>	<b>Yes</b>
	<b>Chairman Lytle</b>	<b>Yes</b>

**Motion Carried.**

**C. OLD BUSINESS:**

4. **CASE #21-06-ZBA:** **Maureen Mullin – Petitioner (Tabled 5-22-07)**  
**27890 Riviera Drive, Harrison Township, MI 48045**

**Property in Question:** **27890 Riviera Drive – Lot 26 – Riviera on the Lake**  
**Subdivision**  
**Property No. 0710 0023 00, Sidwell No. 12-30-233-016**

**3<sup>rd</sup> Variance Request:** **Requesting a rear yard variance (south side of home) of 21**  
**feet 6 inches from the required 30 foot rear yard setback to**  
**construct a 14 foot 6 inches wide garage (adjacent to**  
**existing garage).**

**4<sup>th</sup> Variance Request:** **Requesting a variance to exceed the maximum lot coverage**  
**by six (6%) percent from the required thirty (30%) percent.**

Maureen Mullin, petitioner, was available to present her case. Seeing that there was not a full Board, she asked for a Board discussion first before a decision would be made, especially since she has had her case already tabled several times.

The Board then ensued a discussion relative to the two (2) variances the petitioner requested. Since the last time the Board met, Member Zingas did go to the petitioner's home and made a visual survey of the lot and home. It is Member Zingas' opinion, that if a seawall were to be constructed, the variance could probably be granted. Ms. Mullin was in agreement with Member Zingas. Member Zingas then commented on her findings to the rest of the Board and another discussion ensued.

Chairman Lytle asked if there were any public comments on this proposed request. Hearing none, he asked the Board if they had any further comments or discussion for this petitioner. Hearing none, he asked for a motion.

**Motion by Member Mislinski supported by Member Zingas to approve Case #21-06-ZBA, Maureen Mullin – Petitioner, 27890 Riviera Drive, Lot 26, Riviera on the Lake Subdivision, Harrison Township, MI 48045, Property No. 0710 0023 00, Sidwell No. 12-30-233-016, as presented, subject to the following:**

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Variance number (3) and number (4) granted contingent upon approved application from Department of Environmental Quality (DEQ) and Army Corp of Engineers (ACE) for seawall construction, which must be constructed prior to issuance of building permit for the construction of the garage addition. Additionally, petitioner must have the Department of Environmental Quality and Army Corp. of Engineers, provide the Building Department a copy of the seawall construction application prior to issuance of the building permit. Petitioner is given six (6) months to pull the permits. Hardship conditions exist due to the non-conforming shape of the petitioner's lot.

<b><u>Roll Call Vote:</u></b>	<b>Member Mislinski</b>	<b>Yes</b>
	<b>Member Zingas</b>	<b>Yes</b>
	<b>Member Senstock</b>	<b>Yes</b>
	<b>Chairman Lytle</b>	<b>No</b>

**Ayes: 3 Nays: 1 Motion Carried.**

D. **ANNOUNCEMENTS:** None

E. **APPROVAL OF MINUTES:** May 22, 2007

Chairman Lytle asked if there was a motion to approve the meeting minutes.

**Motion by Member Zingas supported by Member Senstock to approve the minutes of the May 22, 2007 meeting.**

<b><u>Roll Call Vote:</u></b>	<b>Member Zingas</b>	<b>Yes</b>
	<b>Member Senstock</b>	<b>Yes</b>
	<b>Member Mislinski</b>	<b>Yes</b>
	<b>Chairman Lytle</b>	<b>Yes</b>

**Motion Carried.**

F. **NEW BUSINESS:**

Discussion by members regarding a letter from Planner, Patrick Meagher, dated February 27, 2007. Discrepancies must be addressed by the Planner and the Township Board. This Ordinance is very confusing and needs clarity – should be changed. Members would like the Township Attorney address this issue.

G. **PUBLIC COMMENT:** None

H. **NEXT ZONING BOARD OF APPEALS MEETING:** July 10, 2007 at 7:00 PM

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I. **ADJOURNMENT**

**Motion by Member Mislinski support by Member Senstock to adjourn the meeting at 8:20 PM.**

**Ayes: 4 Nays: 0**

**The motion carried unanimously.**

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Maria Zingas, Secretary  
Harrison Township Zoning Board of Appeals

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Cynthia Chambos, Recording Secretary

Date Approved: \_\_\_\_\_