

**VILLAGE OF FRANKLIN  
SIGN BOARD OF APPEALS  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
Thursday, July 16, 2015 at 7:00 P.M.  
At the Franklin Village Hall  
32325 Franklin Road, Franklin, Michigan**

Before the meeting Eileen Pulker, Village Clerk, swore in J. Bennett Donaldson, Randy Brakeman, and Bill Couger each for a three (3) year term.

**I. MEETING CALLED TO ORDER**

The Regular Meeting of the Zoning/Sign Board of Appeals was called to order by Randy Brakeman, Chairman, at the Franklin Village Hall, Franklin, Michigan at 7:05 P.M.

**II. ROLL CALL**

Present: Randy Brakeman, Bill Couger, J. Bennett Donaldson, Fred Gallasch, Bruce Kueck, Matthias Meyer, Dean Moenck

Absent: None

Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk

**III. ADOPTION OF AGENDA**

**Motion by Couger, seconded by Gallasch to adopt the Agenda for the July 16, 2015 Regular Zoning/Sign Board of Appeals meeting, as presented and published.**

**Ayes: Brakeman, Couger, Donaldson, Gallasch, Kueck, Meyer, Moenck**

**Absent: None**

**Nays: None**

**Motion carried.**

**IV. ELECTION OF OFFICERS**

Postponed until later in the meeting.

**V. NEW BUSINESS**

- A. Case: #15-01  
Appellant: Robert & Susan Gordon  
Property: 31260 Lucerne Drive  
Parcel: 24-05-379-001  
Zoning: R-1**

**Description of Proposed Request: Addition - Remodel**

The Applicant is requesting that the Zoning Board of Appeals grant variances regarding an addition and remodel application for a dwelling as follows:

1. The planned addition has a setback from Devon Drive of 26.5 feet, where 50 feet is required. Village of Franklin Ordinances being section Appendix B, Schedule of Regulations R-1, a Side Yard adjacent to a Street is 50 feet required. The existing house is already setback at the closest point to Devon at 26.5 feet. The addition will not extend any closer to Devon than the already existing non-conforming structure.

Bill Dinnan, Building Official, presented the case to the ZBA, noting that the location of the current house is within the setback from Devon, thus being an existing non-

conforming structure. The addition and remodel would also be within but no closer to the required setback to Devon than the original home.

Ben Heller, Morgan-Heller Associates, explained that the owners are requesting a variance for a remodel and addition to their existing legally non-conforming house, which is located on an irregularlyshaped corner lot. The proposed addition would not encroach any closer into the existing setback on Devon Dr. than the original structure. The new garage would encroach even less, as it has two (2) step-backs. If the garage were to be moved back any further it would cover some windows in the kitchen. The grinder pump, which is now located at the edge of the proposed garage, would be relocated to the other side ofthe addition, about 10 ft. away from the structure.

Public Comments:

Eileen Pulker, Village Clerk confirmed that more than eighty (80) letters were mailed out with no response.

Scott Sircus, 25090 Devon, spoke in support of the addition and remodel noting that his is the only property that would be visually impacted by the addition.

**The Zoning Board of Appeals made the following Findings of Facts with respect to the request for variances for an addition and remodel in an existing setback area.**

1. The Property Address is 31260 Lucerne Drive.
2. The Parcel ID is 24-05-379-001.
3. The Zoning is R-1.
4. The house is legally non-conforming.
5. The existing garage is set back 26.5 ft.
6. The house was built in 1941.
7. Lots 26 and 27 are combined.
8. The house is not centered in Lot 27, but in fact, is eschewed to the North.
9. The house is on a corner lot.
10. The existing Grinder Pump will be relocated.
11. The Tree Ordinance would be followed and a Tree Survey would be taken.
12. 80+ letters were mailed to neighbors within 1000 ft. of the project with no responses.
13. One neighbor spoke in support of the project.
14. The kitchen windows will be maintained with the new structure.
15. Corner Lot setbacks are required.
16. There will not be any additional setbacks than what already exists but the footprint would be increased.
17. The existing garage accommodates 2 cars and the new one will be for 3 cars, which is more in keeping with the neighborhood.
18. The addition and remodel are in harmony with the surrounding neighborhood.

**Motion by Brakeman, seconded by Gallasch, that the Board members consider the Proposed Findings of Facts, and if you believe a decision regarding these variance requests should be made using the above Findings of Facts indicate by saying “Aye” and if you do not believe that the proposed Findings of Facts are appropriate for making a decision you should vote “Nay”.**

**Ayes: Brakeman, Couger, Donaldson, Gallasch, Kueck, Meyer, Moenck**  
**Absent: None**  
**Nays: None**  
**Motion carried.**

**Motion by Moenck, seconded by Couger, that each member of the ZBA, using the approved Findings of Facts, consider the facts, and if he believes the facts warrant approval of the Appellant's request for setback variances for an addition and remodel on Devon Lane, he should vote "Aye" and if he does not believe the facts support the variances, he should vote "Nay".**

**Ayes: Brakeman, Couger, Donaldson, Gallasch, Kueck, Meyer, Moenck**  
**Absent: None**  
**Nays: None**  
**Motion carried.**

#### **IV. ELECTION OF OFFICERS**

**Motion by Gallasch, seconded by Couger to nominate Randy Brakeman, Chairman of the ZBA.**

**Motion was approved unanimously.**

**Motion by Brakemen, seconded by Kueck to nominate Bill Couger, Vice-Chairman of the ZBA.**

**Motion was approved unanimously.**

(Gallasch left at 7:55 PM)

#### **VI. APPROVAL OF MINUTES:September 18, 2014.**

**Motion by Moenck, seconded by Kueck, to approve the minutes of September 18, 2014 ZBA meeting.**

**Ayes: Brakeman, Couger, Donaldson, Kueck, Meyer, Moenck**  
**Absent: Gallasch**  
**Nays: None**  
**Motion carried.**

#### **VII. ADJOURNMENT**

**Motion by Couger, seconded by Moenck, to adjourn the meeting.**

**Ayes: Brakeman, Couger, Donaldson, Kueck, Meyer, Moenck**  
**Absent: Gallasch**  
**Nays: None**  
**Motion carried.**

There being no further business, the meeting adjourned at 8:10 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk