

TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

Zoning Board of Appeals Meeting

November 9, 2021

Board Present: Frank Ellicott, Ken Bragg, Soleiman Seghatoleslami, Pete Mocerri, Amy Holbrook

Board Absent: Jim Homes

Guest: Lyle Fryers, Andrew Vollmers (applicant's son).

Meeting opened at 7:00 p.m. by Bragg.

Bragg stated that the purpose of the meeting is due to a request from Dale Vollmers to add a 28' x 28' garage to their house and have less of a setback than allowed by the zoning ordinance due to the width of the property lot and the current location of the septic field, propane tank and air conditioner.

Public Comments: None

Board Discussion:

Seghatoleslami asked how much it would cost to move the air conditioner and propane tank and Vollmers stated that he did not know because he did not look into that option because he knew it would be more work and more expense. Bragg stated that part of the problem is that the previous ordinance allowed for 150' road frontage and the new ordinance requires 165'. Bragg stated that he received a letter from the neighbors on the north side (which would be the side nearest the proposed garage). These neighbors stated that they did not have a problem with Vollmers building the garage within the setback. Bragg stated that when the ordinance was created the 20' setback was mainly put into place to make sure that firetrucks or emergency vehicles could get around but that would not be a problem with this parcel. Mocerri asked if they preferred to have an attached garage with an access door to the house. Vollmers stated that yes they wanted an attached garage and the position of the garage allows them to have an access door into the house through an existing hallway instead of having to go through a spare bedroom. It was mentioned that the Board does not want to set a precedent but Bragg stated that this would not set a precedent because the lot does not meet the required width of the new ordinance. Ellicott stated that the property owner did not create this hardship as the house was already built when they purchased the property.

Motion: Motion made by Mocerri, seconded by Ellicott to approve the variance request for Dale Vollmers to build an attached garage according to the variance request and attached drawing and the garage to be no bigger than 28' x 28' and to be no closer than 10' from the north property line. Roll call vote: Bragg-yes, Holbrook-yes, Ellicott-yes, Seghatoleslami-yes, Mocerri-yes. Motion unanimously approved.

Meeting adjourned at 7:24 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary