



MINUTES

**THOMAS TOWNSHIP ZONING BOARD OF APPEALS  
PUBLIC SAFETY BUILDING, 8215 SHIELDS DRIVE, SAGINAW, MI 48609  
October 11, 2016 - 4:00 P.M.**

1. The Board of Appeals meeting was called to order at 4:02 p.m. by Vice-Chairman Don Milne.

Present: Mike Thayer, Don Milne, Steve Witt and Rene DeSander. Also present were Dan Sika, Community Development Director and Connie Watt, Planning Assistant/Code Enforcement Officer, Aaron Seyuin and two (2) interested parties.

Absent: Bill Bailey

2. **Pledge of Allegiance.**
3. **Approval of the Minutes.**

Motion by Thayer, seconded by DeSander to approve the minutes of the September 15, 2015 meeting as presented. Motion carried unanimously.

4. **Hearings:**

A. Mr. Aaron Seyuin of 19 Hunters Ridge, parcel #28-12-3-10-4101-000, is requesting a variance of Section 3.5(d) of the Thomas Township Zoning Ordinance to construct an accessory structure with a height of twenty-two feet (22') on his property which is zoned R-1. The variance requested would be five feet (5').

Mr. Seyuin presented a Power Point to the ZBA explaining his request for the variance. He noted that he wanted to keep the roof pitch of the accessory structure in line with the homes in the subdivision. He explained that his request had been taken to the Homeowner's Association for the subdivision and had been approved by them and the Architectural Committee they have. His intent is to build an accessory building for a three (3) car garage with an attic for storage.

When questioned by Milne to the possibility of attaching the garage to the dwelling, Mr. Seyuin explained the difficulty in trying to match the existing brick and did not want it to look like an appendage. A suggestion was made to possibly move the building to the lower grade in back by DeSander. Sika noted that the measurement would still be taken in the same manner and this would not make a difference.

A variance request that was made by Mike Bierlein for 8405 S. Circlewood Drive was brought up. Discussion took place.

A variance request that was made by Daniel and Connie Losano for 7689 State Road was brought up. Discussion took place.

Mr. Daniel Losano was present and provided his comment to the ZBA members. He felt that a difficulty or hardship needed to be presented in order to have a variance granted. He stated that he did not believe aesthetics would fit this reasoning.

The Zoning Board of Appeal members began discussion and provided the following in regards to their checklist:

Basic Conditions:

1. Has the applicant demonstrated that this variance is not contrary to the intent and purpose of the Zoning Ordinance? The variance request is not for a unique situation but merely for convenience and aesthetics. Yes: Milne No: Thayer, DeSander.and Witt
2. Has the applicant proven that a variance will not adversely impact adjacent properties? No vote.
3. Has the Applicant proven that a variance would not produce a nuisance condition to nearby premises? No vote.
4. Is the basis for the proposed variance unique and not shared by other properties in the same Zoning District throughout the Township? No vote.
5. Has the Applicant shown that a variance will not otherwise impair the public health, safety, or general welfare of the residents of Thomas Township? No vote.

Because the majority responded “no” to question #1 in Basic Conditions, no further questions were voted upon.

A motion was made by DeSander, supported by Witt, to deny the height variance request of five feet (5’) for the construction of a twenty-two foot (22’) accessory structure at 19 Hunter’s Ridge. Because it did not satisfy the requirement in the Basic Conditions #1 which states: “Has the applicant demonstrated that this variance is not contrary to the intent and purpose of the Zoning Ordinance? The variance request is not for a unique situation but merely for convenience and aesthetics.” The results of the vote were “no”.

6. **Discussion** – None.

7. **Old Business** – None

8. **New Business**-None

9. **Adjournment**-a motion was made by Thayer and supported by DeSander for adjournment of the meeting at 5:03 p.m.

*Respectfully submitted by Connie Watt, Planning Assistant/Code Enforcement Officer.*