

Charter Township of Garfield  
Zoning Board of Appeals Meeting

Wednesday, March 17, 2021 @ 7:00pm VIA the ZOOM Application

Chair Rick Smith called the meeting to order at 7:00pm.

**Board Members Present:** Rick Smith,(Long Boat Key FL); Lynne Fricke (Garfield Township,MI); Kent Rozycki, (Garfield Township, MI); Robert Fudge, (Garfield Township, MI); and Scott Swan, (Garfield Township, MI)

**Staff Present:** Zoning Administrator Michael Green

**1. Review and Approval of the Agenda and Declaration of a Conflict of Interest**

*Rozycki moved and Swan seconded to approve the agenda as presented.*

*Yeas: Rozycki, Swan, Fricke, Fudge, Smith*

*Nays: None*

**2. Minutes – February 17, 2021**

*Fudge moved and Fricke seconded to approve the minutes of February 17, 2021 as presented.*

*Yeas: Fudge, Fricke, Swan, Rozycki, Smith*

*Nays: None*

**3. Public Hearings**

- a. A request made by Jeff and Holly Carlson for a variance from the front yard setback requirement in Section 313.E and 611.B(2) of the Garfield Township Zoning Ordinance. The applicant is requesting a fifteen (15) foot variance from the thirty (30) foot front yard setback, resulting in a fifteen (15) foot setback for the proposed accessory building. The property is zoned R-1 One Family Residential and is located at 278 Neuman Street with a property number of 05-290-020-00.**

The parcel is located within the Silver Lake Lots Subdivision which was platted in 1928 and is zoned R-1 Residential. The property is located at 278 Neuman Street and has a property number of 05-290-020-00. The applicants intend to build a 20x24 foot accessory building and are requesting a fifteen (15) foot variance from the thirty (30) foot front yard setback. A variance may only be granted if each of the practical standards under Section 454.E.1 are met, each of the General Criteria under Section 454.E.2 are met and at least one of the Special Conditions or Circumstances are met. Applicants Jeff and Holly Carlson said that

they are requesting a setback of fifteen feet to place an accessory building. The lot is long and narrow and the rest of the property is in use due to a septic field and driveway. He also stated that the road was private and saw very little use. Existing trees and flower beds would be removed to make room for the proposed building. Commissioners noted that there was already a three car garage on the property and proposed other locations for the building. They suggested that the applicant meet with the Health Department to determine if the septic field could be relocated and thus the setback would not be needed. Commissioners also stated that even if the septic field could be relocated and a setback was still needed, there were many other criteria that needed to be met in order for a variance to be granted.

*Swan moved and Rozycki seconded to table case #2021-01 for a fifteen foot front yard setback at 278 Neuman Street until the applicants came back with more information to make a determination.*

*Yeas: Swan, Rozycki, Fricke, Fudge, Smith  
Nays: None*

**5. Other Business**

None

**6. Items for next agenda**

No items at this time.

**7. Public Comment**

Stephanie Wilson commented that she was online to see how the Zoning Board of Appeals operated.

**8. Adjournment**

*Swan moved and Rozycki seconded to adjourn the meeting at 7:37 pm.*

  
Lynn Fricke, Secretary