

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, October 4, 2023  
6:30 p.m.**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Stan Eldridge  
Edward Burnett

**COMMISSIONERS ABSENT**

David Marshall  
Brad Hine  
Jeff Kenner

**MANAGEMENT PRESENT**

Fletcher Reyher, Planning and Development Coordinator  
Dennis McLain, Township Attorney

**I. CALL MEETING TO ORDER**

**MOTION:** Ms. El-Assadi called the meeting to order at 6:35 p.m.

**II. ROLL CALL – DETERMINATION OF A QUORUM**

Ms. El-Assadi completed the roll call and confirmed a quorum was established.

**III. APPROVAL OF AGENDA**

**MOTION:** Mr. Eldridge **MOVED** to approve the agenda. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

**IV. APPROVAL OF THE SEPTEMBER 06, 2023, REGULAR MEETING MINUTES**

**MOTION:** Mr. Eldridge **MOVED** to approve the September 6, 2023, Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

**V. OLD BUSINESS**

None.

**VI. PUBLIC HEARING**

- **Applicant:** Bryan & Arwen Mosher

**Location:** 2627 Southlawn Street, Ypsilanti, MI 48197

**Parcel ID:** K-11-06-379-007

**Request:** Article 4 – Sec. 406. One-Family Residential Districts:

Request for Variance to the rear yard setback requirements.

Mr. Reyher presented a report on behalf of the applicants, noting that they are requesting a variance of 30' rear yard setback as opposed to the required 35' setback. He notes that there is an exceptional circumstance for the property, which has a larger front yard setback of 30', resulting in a smaller rear yard. The proposed home addition encroaches 14' into the rear yard and would need to be reduced to 9' to meet the 35' rear yard setback, which would render the addition unusable to suit their growing family. This Variance would not be detrimental to surrounding properties or the character of the area. A large, wooded area is present that would block the view of this addition from adjacent commercial property.

**MOTION:** Mr. Eldridge **MOVED** to approve the variance request to the rear yard setback requirements as outlined in Article 4 – Sec. 406. One Family Residential Districts for the home addition for the property located at 2627 Southlawn Street, Ypsilanti, MI 48197, contingent that the owners obtain all required permits. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

**Roll Call:** Mr. Burnett – Yes, Mr. Eldridge – Yes, Ms. El-Assadi – Yes.

- **Applicant:** Jochen Willig

**Location:** 7909 Lake Crest Drive, Ypsilanti, MI 48197

**Parcel ID:** K-11-21-186-208

**Request:** Article 14 – Sec. 1401. Natural Feature Setback:

Request for Variance to the natural feature setback requirements.

Mr. Reyher presented a report on behalf of the applicant regarding a setback variance of a shed to a natural feature. The applicant previously applied for the addition of two sheds with additional information requested for a map amendment from FEMA to be submitted

as one shed was in a flood zone. Afterward, the zoning permit was approved for two sheds. A mistaken approval was previously submitted, and the follow-up is being discussed today. The shed is proposed to be 20' away from the lake as opposed to the required 50' setback. The applicant's property and surrounding properties have extraordinary circumstances regarding steep grades in rear yards down to the lake, with the home sitting at an approximate elevation of 742' with a slope of 54' from the home to the water's edge. Constructing a shed outside of the 50' setback is unsafe. The applicant currently has one 11' x 17' shed and a two-car garage. The second shed, at 12' x 16', would increase the enjoyment of the property for the owner. It is the opinion that this added shed will not negatively impact adjacent owners. The applicant has taken several steps to mitigate dangerous slopes in grade by way of landscaping.

The applicants addressed the Commission to support the report presented by Mr. Reyher. An adjacent owner (Don & Marian Brinkman) noted that they do not support the addition of a second shed variance as they believe that as the existing shed is visually intrusive, a second shed may negatively affect the view from the lake. An adjacent owner (Matt Williams) addressed the Commission, providing concerns over the stability of the existing shed, but the Commission clarified that they are considering a second shed. Another owner (Jeff Copmanas) addressed the Commission, stating that the applicants have taken great steps to ensure all matters are addressed in a manner consistent with planning and zoning.

Mr. Eldridge presented questions for clarification regarding setting a precedent with the number of existing features, among others.

**MOTION:** Mr. Eldridge **MOVED** to approve the variance request to the natural feature setback in the amount of 30' for the addition of a second shed for the property located at 7909 Lake Crest Drive, Ypsilanti, MI 48197, contingent that the shed not have a permanent foundation and shall be able to be moved or removed without significant damage to the surrounding area, the applicants will take due care upon construction, will not disturb the lake's edge, or utilize use of heavy machinery. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

**VII. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

- a. PLANNING DEPARTMENT REPORT – Mr. Reyher reported no current applications submitted and may not reconvene until 2024.
- b. CORRESPONDENCE RECEIVED – None
- c. ZONING BOARD OF APPEALS MEMBERS – None

d. MEMBERS OF THE AUDIENCE AND PUBLIC – None

VIII. **OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD OF APPEALS**

None

IX. **ADJOURNMENT**

**MOTION:** Mr. Eldridge **MOVED** to adjourn at 7:24 p.m. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

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Respectfully submitted by Minutes Services.