

**BERLIN CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
ZONING BOARD OF APPEALS**

**REGULAR MEETING
January 22, 2025**

The Regular Meeting of the Berlin Charter Township Zoning Board of Appeals was called to order at 7:30 p.m. by Vice Chairman J. Flint.

PLEDGE OF ALLEGIANCE: All

ROLL CALL: Present: Vice Chairman J. Flint, Secretary T. Laginess, Members T. Friar, M. Masserant, Z. Tallman

ALSO PRESENT: Supervisor MJ. Gedelian, Alternate C. McLaughlin and five citizens.

EXCUSED: None

APPROVAL OF AGENDA: Motion by T. Friar, supported by M. Masserant to approve the agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

APPROVAL OF MINUTES: Motion by M. Masserant, supported by T. Friar to approve the minutes of the November 7, 2024, Regular Zoning Board of Appeals Meeting.

AYES: All

NAYS: None

MOTION CARRIED

APPROVAL OF COMMUNICATIONS: Motion by M. Masserant, supported by T. Friar to approve communications of Berlin Charter Township 2025 Board Meeting Dates and the Berlin Charter Township 2025 Boards and Communications.

AYES: All

NAYS: None

MOTION CARRIED

OPEN PUBLIC HEARING: at 7:32 p.m.

1. **Mark and Melissa Grancitelli – 7204 Forrest Ave., Newport, MI 48166.**
Parcel ID#: 5803 120 001 00

A request from Mark and Melissa Grancitelli, for variances to the Berlin Charter Township Zoning Ordinance:

Article 4 District Regulations, Section 18.59 (C), R-2 Front, Side and Rear Yard Setbacks.

Requesting a variance from the Minimum Setbacks of 35 feet for Front yard, 10 feet for each Side yard and 35 feet for Rear yard.

Article 14 Environmental Provisions, Section 18.314 (D) (3).

Requesting a variance from the Natural Features Setbacks requirement of One hundred (100) feet from the high-water mark of any watercourse.

Parcel ID# 5803 120 001 00

Vice Chairman J. Flint incorporated by reference the Legal Description of property, tax id's, persons notified by mail within 300 ft and notice of meeting placed in the Monroe News on January 15, 2025, for Mark and Melissa Grancitelli variance request.

Mark and Melissa Grancitelli are requesting a variance of Zoning Ordinance, Article 4 District Regulations, Section 18.59 (C), R-2 Front, Side and Rear Yard Setbacks and Article 14 Environmental Provisions, Section 18.314 (D) (3).

Mark Grancitelli spoke on behalf of himself and his wife that it has always been a life-long goal to having a house on the water. He and his wife purchased this property in 2024 with the intention of building a primary home on the property. With that in mind, he is requesting these variances. He mentioned that the setback variance requests are the same as what the other neighbors in the area have and that it is nothing different.

Negative Public comments to the request:

Eleanor Lazar, 7208 Forrest Ave, Newport MI 48166 spoke on her behalf that she had concerns about the 30-foot front and 8-foot side setbacks being proposed. She said that she was concerned for their safety and she mentioned that the property is located on a curve in the road and that several cars have missed the curve and ended up on the property.

Positive Public comments to the request: None

CLOSED PUBLIC HEARING at 7:38 p.m.

Board questions:

T. Friar raised a question about the dimensions of the house in the drawings provided and these were confirmed by Mr. Grancitelli.

M. Masserant had a question for Mrs. Lazar about the frontage on her house and her response was that her house was approximately 10-feet front setback.

M. Masserant mentioned that based on the drawing presented, the house would be centered on the lot. Mr. Grancitelli responded that he wanted to do that so the house would look aesthetically appealing on the lot.

T. Laginess asked about the dimensions of the previous house on the lot that was torn down in 2006, Mr. Grancitelli did not know how this information. Mrs. Lazar requested to answer

this question and she was granted permission to speak and responded that she thought the previous house was about 25 feet by 25 feet.

Board comments: Some board members stated that the houses in the area had similar or less setbacks than what is being requested.

After Board discussion a motion by M. Masserant, supported by T. Friar, to grant the variance since similar houses in the area had the same or less setbacks than what is being requested.

AYES: All NAYS: None **MOTION CARRIED**

NEW BUSINESS: at 7:52 p.m.
Election of Officers

Motion by M. Masserant, supported by T. Friar to nominate J. Flint as Chairman.

AYES: All NAYS: None **MOTION CARRIED**

Motion by T. Laginess, supported by M. Masserant to nominate T. Friar as Vice Chairman.

AYES: All NAYS: None **MOTION CARRIED**

Motion by Z. Tallman, supported by T. Friar to nominate T. Laginess as Secretary.

AYES: All NAYS: None **MOTION CARRIED**

UNFINISHED BUSINESS: None
DISCUSSION: None
BOARD COMMENTS: None

ADJOURNMENT: Motion by T. Friar supported by Z. Tallman to adjourn at 7:56 p.m.

AYES: All NAYS: None **MOTION CARRIED**

Jason Flint, Chairman

Thomas Laginess
Thomas Laginess, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman J. Flint, Secretary T. Laginess, Vice-Chairman T. Friar, Members M. Masserant and
Z. Tallman
Alternates C. McLaughlin

Excused: None

Jason Flint
Chairman
January 22, 2025