

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

REGULAR MEETING

October 21, 2025

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

PLEDGE OF ALLEGIANCE: All

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

ALSO PRESENT: H. Haywood and one citizen.

EXCUSED: Alternates C. McLaughlin and L. Dolinski

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 T. Friar, supported by Z. Tallman to approve the minutes of the September 16, 2025, Regular Zoning Board of Appeals Meeting.

AYES: All

NAYS: None

MOTION CARRIED

APPROVAL OF COMMUNICATIONS: None

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

1. **Lance Martin – 4965 Meadowbrook Ct., Flat Rock, MI 48134.**
Parcel ID #: 5803 105 005 00

A request from Lance Martin, for variances to the Berlin Charter Township Zoning Ordinance: Article 4 District Regulations, Section 18.57 (C), Agricultural District Dimensional Requirements. Proposed accessory building minimum side yard setback.

Article 4 District Regulations, Section 18.204 (D2) Accessory Buildings. Proposed accessory building minimum distance between buildings.

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 October 5, 2025, for Lance Martin variance request.

Lance Martin is requesting a variance of Zoning Ordinance, Article 4 District Regulations, Section 18.57 (C), Agricultural District Dimensional Requirements and Article 4 District Regulations, Section 18.204 (D2) Accessory Buildings

Lance Martin spoke on behalf of himself that he would like to add an additional garage on his property to hold some of the larger material property that he owns. Because of the location of the house, he would like to put the accessory garage as close to the house as possible, without attaching it to the house. Where he wants to put the accessory garage would be two feet from the property line. There is a 6-foot easement on the side of the property that borders the Metropark. He is asking the Zoning Board of Appeals for a side lot variance and a variance from the distance to his house.

Negative Public comments to the request: None

Positive Public comments to the request: None

CLOSED PUBLIC HEARING at 7:47 p.m.

Board questions:

T. Friar suggested that he would be okay with a 10-foot variance to the side lot setback, since this would be in line with other accessory buildings that have been approved in the past. This would also allow for the 6-foot easement on the side lot.

Board comments: Some board members stated that the house directly next to him had a back lot approved for 10-foot variance last year, which is also Mr. Martins sister.

After Board discussion a motion by T. Friar, supported by Z. Tallman, to grant a 10-foot variance for the side yard setback, instead of the required 30-foot setback and to allow for the variance from a structure to be less than 10-feet and that the variance to be the minimum required for the building code.

AYES: All

NAYS: None

MOTION CARRIED

NEW BUSINESS: None

UNFINISHED BUSINESS: None

DISCUSSION: at 7:56 pm

Chairman Flint spoke on the status of the storage container changes and read an email from Supervisor Mary Jo Gedelian.

The ZBA meeting time will be changed to 6:30 pm tentatively starting in 2026, pending Township Board approval.

Vice Chairman Friar mentioned that data centers are being considered in Monroe County and that several townships have already been dealing with requests for approvals for the data centers. The Planning Commission is looking into the ordinances based on this topic.

BOARD COMMENTS: None

ADJOURNMENT: Motion by T. Friar supported by Z. Tallman to adjourn at 8:06 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

Excused: Alternates C. McLaughlin and L. Dolinski

Jason Flint
Chairman
October 21, 2025