

Erie Township  
Erie, MI  
Zoning Board of Appeals  
April 10, 2023  
With corrections

**A. CALL TO ORDER**

Tad Norts called to order the Zoning Board of Appeals meeting on Monday, April 10, 2023 at 4:00 p.m. at the Erie Township Hall, 2065 Erie Rd., Erie Michigan.

**B. ROLL CALL**

Tad Norts present  
Cheryl Martin absent  
Shelly Hahn present – arrived at 4:03 p.m.  
Dan Bogart present  
Steve Mishka ~~absent~~ Present

Also present: Mike Demski and Recording Secretary Kim Cousino

**C. PLEDGE OF ALLEGIANCE**

The Pledge of allegiance was recited.

**D. RECOMMENDED ACTION**

**1. ELECTION OF OFFICERS**

Steve Mishka moved, supported by Dan Bogart, to keep the same officers as last year; Tad Norts as chairman, Steve Mishka as vice chair, and Cheryl Martin as secretary. Motion carried.

**2. APPROVAL OF MINUTES FROM OCTOBER 17, 2022**

Steve Mishka moved, supported by Dan Bogart, to approve the minutes as presented from the October 17, 2022 meeting. Motion carried.

**3. APPROVAL OF REVENUE & EXPENSE REPORT**

Steve Mishka moved, supported by Dan Bogart, to approve the revenue and expense report as presented. Motion carried.

**E. CORRESPONDENCE**

Memo from Building Department on appeals; March 24, 2023.

## F. BUSINESS

1. Appeal # 23-150-002-00 by Alex G. Tsipis, 6614 S. Dixie Hwy. Erie, MI. The appeal is for address 6614 S. Dixie Hwy, Erie, MI., Mr. Tsipis is requesting a variance from the Erie Township Zoning Ordinance #117, as amended: Article 20, Section 20.15, (A) 2: Fences; to construct a privacy fence (already constructed) of greater than four (4) feet in height in the required Front Yard Setback.

Attorney Eric Chappel was present and representing Alex Tsipis. Attorney Chappel stated that the contractor was unaware that a permit was needed as Mr. Tsipis was replacing an existing fence, his client did apply for a permit and a variance at the same time after the fence was completed, and it was denied. Attorney Chappel stated that Mr. Tsipis property is located next to a high-density property (mobile home park) the privacy fence was erected at six-feet to prevent trespassers. Attorney Chappel provided photos of the fence as constructed at 6614 S. Dixie Hwy., stated it does not obstruct the view of passenger vehicles, and claimed that there is a fence located at Burger's and Beer's that is also taller than six-foot, a precedence has been set, he and his client are requesting that the variance be granted.

William Hensley – Dixie Ave. – Stated that the fence is too high, it does obstruct the view of passenger vehicles and it will cause an accident. Mr. Hensley stated that he told the contractors while they were building the fence that it was too high in the front yard.

Rich Zebkoff – Luna pier Rd. – Drove to the area and did not see an obstruction at the area.

Gary Krawetzke – Dixie Ave. – Stated that the view is obstructed at the corner of Dixie Ave. and Dixie Hwy., the fence at Burger's and Beer's is located in a different area, not a fair comparison.

Cheryl Vascik – Watson – Stated that she called Mike Demski while the fence was being built because she knew it was too high.

Yanni – owner of mobile home park – Stated that the fence is important to protect Mr. Tsipis property, he understands why it was built, it has also improved the property/area, he does not have a problem with the fence as constructed.

Angelo Tsipis – Stated that he made a mistake not getting a permit prior to constructing the fence, he does think the fence is set back far enough from the road and it has helped to keep trespassers off the property.

Clark Main – Dixie Hwy. – Stated that he lives across from Fletcher St. and there is an obstruction by trees/bushes – there has never been an incident at that area.

Attorney Eric Chappel – Asked the board if his client were to remove one panel from the fence would that be sufficient, can they modify their variance request. Tad Norts responded that the request is for a variance of a six-foot fence, as constructed, that is what we're here to discuss.

Discussion was held over tabling the appeal to allow Mr. Tsipis to submit a site plan and update the appeal.

Dan Bogart moved, supported by Steve Mishka, to table the appeal by Alex Tsipis to allow him time to submit a new application and site plan, with variables, the ZBA will meet on May 15, 2023 at 4:00 p.m. Roll Called: Shelly Hahn – yes, Tad Norts – yes, Steve Mishka – yes, Dan Bogart – yes. Motion carried.

2. Appeal # 23-017-061-00 by Michael Revard, 9137 S. Dixie Hwy., Erie, MI. The appeal is for 9137 S. Dixie Hwy., Mr. Revard is requesting a variance from Erie Township Zoning Ordinance #117, as amended: Article 10, Table 10-3 Site Development Requirements, to construct an addition to the home with less than the required side setback of 25 feet and less than the required rear yard setback of 50 feet. The proposed south side yard setback would be 11 feet (currently 15 feet) and the proposed rear yard setback would be 36 feet (currently 51 feet).

Michael Revard was present and stated that his request is consistent with existing setbacks of other neighboring properties, he has talked with his neighbors about his plans and has their support.

Steve Mishka moved, supported by Dan Bogart, to approve the appeal for 9137 S. Dixie Hwy. and site plan as submitted, due to the residential uniqueness of the area. Roll called: Shelly Hahn – yes, Tad Norts – yes, Steve Mishka -yes, Dan Bogart – yes. Motion carried.

## **G. PUBLIC COMMENTS**

Mike Demski told the board members that they have an updated copy of Zoning Ordinance 117, as amended.

## **H. ADJOURNMENT**

Steve Mishka moved, supported by Dan Bogart, to adjourn. Meeting adjourned at 5:00 p.m.

Kim Cousino  
Recording Secretary

