Hamburg Township
a great place to grow

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Supervisor Pat Hohl **Clerk** Mike Dolan **Treasurer** Jason Negri **Trustees** Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, July 8, 2026, at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Ignatowski called the meeting to order at 6:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD
Members PRESENT:
Kevin Galbraith, Alternative
Joanna Hardesty, Trustee
Brian Ignatowski, Chair
Ron Muir, PC Rep
William Rill

ABSENT:
Benedict Russell

CONSENT AGENDA

Approval motion by Trustee Hardesty, seconded by Member Galbraith, to approve Zoning Board of Appeals Agenda for tonight, as presented.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

GENERAL CALL TO THE PUBLIC

Chair Ignatowski opened the general call to the public, but no one came up to speak so he closed the session.

CURRENT BUSINESS

1. **ZBA 26-0005**

Owner:	Philip & Denise Madis
Location:	11050 Algonquin Dr.
Parcel ID:	4715-31-102-036
Request:	Variance application to permit the construction of a new house with a covered deck.
Variance request:	High-water mark setback, per Section 36-171 (4)

Chair Ignatowski welcomed the applicant Philip Madis to the podium to discuss his variance request for a 35-foot setback from the high-water mark at 11050 Algonquin. Philip introduced his general contractor Nick Patella, and Bob & Nancy Gray, Philip's aunt and uncle. Nancy and Bob live in the home east of his parcel where he is seeking this variance. Philip explained he has a very narrow lot which sits at the end of a cul-de-sac. The parcel has many restrictions on design capabilities. The original home was built in 1950 and was built on two different slabs. Those slabs were moving. When considering updating the home as it existed, the shifting of the foundation made them look hard at the whole situation. They decided to demolish the home and start anew. Once the demolition was completed, they found black mold in the walls. They wanted to build a home where they could accommodate their 5 adult children, their spouses and their children. They are seeking minimal relief from the high-water mark from the water body for the covered deck. The primary structure still meets the required 50-foot setback from the water. This proposed project required them to relocate a telephone pole at the end of the cul-de-sac so they could park cars in their proposed garage.

Trustee Hardesty asked David if the variance request was for 15 feet from the normal 50-foot required setback from the high-water mark (OHM)? She explained that she had originally thought that this was a 35-foot variance request that they were seeking. David clarified it was only a 15-foot variance request. Once finished, Chair Ignatowski asked Philip to have a seat.

Chair Ignatowski opened the meeting to David Rohr for him to debrief the Zoning Board of Appeals members on the case. David explained that he had been working with Mr. Madis for several months on meeting the FEMA floodplain, wetland, high water table, and general construction requirement issues. The variance is not for habitable space, but it is for a covered deck that would be used for viewing the lake during spring and summer. David said he supports the variance request since the applicant has stayed within the required building envelope. The residents living to the east of this lot are considerably closer to the high-water mark than this home would be. David said this is something to consider as well.

Chair Ignatowski opened the meeting to the ZBA board members. Member Muir asked David if their impervious coverage for this building met our maximum lot coverage requirements. David said yes that their impervious proposal was less than 40% of the total lot area. Muir then asked David if the side setbacks for this lot were 5 feet on the west and 10 feet on the east. David said yes. David said on lots

that are narrower than 60 feet wide in Waterfront Residential district zoning, the township waives 5 feet from the side setbacks, which this proposal meets. Member Rill stated that he felt that with the limitations of the parcel, the proposal was the best that the applicant could do with this project. Chair Ignatowski mentioned that he thought it was great to see residents proposing to build new homes on the lake. He also stated that it is good for the applicants to bring their neighbors to their meeting, showing their support of their proposed project, even if they are family. Ignatowski said our community is a beautiful place to live with all its lakes. We want to remain very thoughtful when asking for things that don't necessarily fit our zoning standards. Ignatowski acknowledged that the applicant had worked diligently to meet most of our standards. Trustee Hardesty said she had struggled with this proposal since it is new construction, and with new construction we require that you must meet all the township zoning requirements. She continued to explain that she is very pleased to see that every other requirement has been met in this proposal on this tiny lot, and she feels that this is a minimal request. It is good to see that the land to the west of the parcel is vacant as well. She stated that she could support this variance request.

Approval motion made by Trustee Hardesty, seconded by Member Rill, to approve variance application ZBA #26-0005 at 11050 Algonquin Dr., TID# 4715-31-102-036, to permit the construction of a new home with a covered deck with a 15-foot variance from the high-water mark setback, for a total of 35 feet OHM setback, instead of the required 50 feet, per Section 36-171 (4). The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject property when the strict compliance with the zoning ordinance standards is applied, as discussed at the meeting tonight and as presented in the staff report.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

2. **ZBA 26-0006**

Owner:	Steve & Nancy Roma
Location:	9940 Bluewater Dr.
Parcel ID:	4715-21-302-007
Request:	Variance application to permit the construction of a new attached garage.
Variance requests:	Front setback, per Section 36-171 (D)
	Lot coverage, per Section 36-171 (D)

Chair Ignatowski welcomed the applicant Steve and Nancy Roma to the podium to discuss his variance request. Steve said he believed his request consisted of the front-line setback from the road for the garage, as well as his total maximum lot coverage. Steve stated that this parcel is a very small lot, so it is very difficult to meet the ordinance restrictions here. Steve said they purchased this home in December of 2024, which was a second home for them at that time. Steve said they had decided to become full-time residents of Hamburg Township since it is so beautiful here with the lakes. To live here full-time, we

need a little more space. This proposal would help them minimally add on to the home and construct a new attached garage with storage above. Our other home had a basement and closets.

Once finished, Chair Ignatowski asked the applicants to have a seat. Chair Ignatowski opened the meeting to David Rohr for him to debrief the Zoning Board of Appeals members on the case. David explained that this proposal is on a very small parcel. David stated that most of the homes in the neighborhood are also very small like this home. David said that the applicant's impervious lot coverage calculations and front yard setbacks weren't matching our departments, so they had to do some work there. David said that the correct front yard setback would be 10.6 feet instead of the required 25 feet, per Section 36-171 (D). The lot coverage would be 46% instead of the required maximum lot coverage of 40% in Waterfront Residential zoned district, per Section 36-171 (D). The applicant is looking to make this their permanent home. David said that these variance requests are reasonable given the size of the parcel that this home resides. A practical difficulty exists with this parcel, so staff support these variance requests.

Chair Ignatowski opened the meeting to the ZBA board members. Trustee Hardesty asked if the existing garage would be demolished with this proposal? Steve said yes. Hardesty asked if the addition and new garage will extend past where the existing garage now resides on the parcel? Steve stated that with the new building, the garage will be 2 feet closer to the front property line than existing garage. Steve said that the new garage location will match all the existing homes in their neighborhood. Trustee Hardesty asked Steve if he was proposing to put storage above the new garage. He said yes. Hardesty asked if Steve will be putting a second story on the garage. Steve said yes. Hardesty asked David if that met our zoning ordinance for the height of accessory structures? David said that when an accessory structure is attached to the home, then yes, it does meet our zoning requirements. David clarified that they attached garage can be 2 ½ stories or 35 ft in height, same as the primary structure or home. David said that with detached garages, there are more restrictions on their height. Hardesty said she believed that the addition would improve the existing home onsite. Hardesty said she didn't have any issues with this variance request. Chair Ignatowski asked if the applicant had any support from his neighbor's? Steve said that they talked to most of the neighbors and they all had positive support for this proposal. Neighbors asked if Steve needed them to come to tonight's meeting to speak on their behalf. Steve said he didn't think that would be necessary. Steve said since they have been there for over a year and a half, they know all the neighbors well. Chair Ignatowski opened the general call to the public for this variance request, but no one came up to speak so he closed the session.

Approval motion made by Member Rill, seconded by Member **Galbraith**, to approve variance application ZBA #26-0006 at 9940 Bluewater Dr, TID# 4715-21-302-007, to permit the construction of a new attached garage with variance request for a front setback of 10.6 feet, instead of the required 25 feet, per Section 36-171 (D) and the lot coverage of 46%, where 40% is required, per Section 36-171 (D). The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject property when the strict compliance with the zoning ordinance standards is applied, as discussed at the meeting tonight and as presented in the staff report.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

3. **ZBA 26-0007**

Owner:	Jason & Kristina Scarcelli
Location:	10024 Kress Rd.
Parcel ID:	4715-28-201-003
Request:	Variance application to permit the construction of a new addition.
Variance request:	High-water mark setback, per Section 36-171 (4).

Chair Ignatowski invited the applicants Jason and Kristina Scarcelli to the podium to discuss their variance request. Kristina mentioned that they prepared a statement that they included in their ZBA packet for them. She didn't want to repeat everything she had already stated. They moved to Hamburg Township in 2018 and bought their home in Moon Shadows subdivision. In 2022, Kristina had a stroke. The following year Jason had a heart attack. With this onset of new health issues, they decided not to have a house payment, so they sold that home in one day. They wanted to stay in Hamburg Township. They found this present tiny home on Bass Lake, purchasing it out right. They just need a little more space to stay there. She said they don't want to move again. The proposal will add 2,200 sq. feet to our family room so they can have family over. Kristina's elder father might need to come and stay with them as well, when the time comes. This request is only for a 10 ft variance from the high-water mark (OHM setback).

Once finished, Chair Ignatowski asked the applicants to have a seat. Chair Ignatowski opened the meeting to David Rohr for him to debrief the Zoning Board of Appeals members on the case. David explained that there are a few small homes along the lagoon here. This addition will be placed over an existing deck structure, that will be covered and enclosed. The variance request would allow this structure to be 45.5 feet, instead of the required 50 feet from the high-water mark of the lagoon, per Section 36-171 (D). This variance request is very minimal and reasonable. Staff support this variance request. Chair Ignatowski opened the general call to the public for this variance request, but no one came up to speak so he closed the session.

Chair Ignatowski opened the meeting to the ZBA board members. Trustee Hardesty asked the applicants to clarify if the existing structure is a deck or a patio. Kristina said a deck. Hardesty stated that she understood why they purchased this home even though it was tiny. She said it was a very nice home. Hardesty asked David about the Letter of Map Amendment Determination mentioned in the report, that the applicants provided. David explained that this documentation determines if the structure is in the FEMA 100-year floodplain or not, thus removing it from FEMA regulations for building. Hardesty asked if the deck was removed from the FEMA regulations? David said the LOMA was based on the structure as it exists right now. They will need to get another LOMA after the deck is covered, enclosed, and becomes a part of the primary home. David explained that this would be done administratively through FEMA as a building process and would not be done by the ZBA board. Chair Ignatowski and Member Muir said that was their question.

Approval motion made by Member Muir, seconded by Member Galbraith, to approve variance application ZBA #26-0007 at 10024 Kress Rd, TID# 4715-28-201-003, to permit the construction of a new addition with a variance from high-water setback (OHM) of 45.5 feet, instead of the required 50 feet, per Section 36-171 (4). The variance meets variance standards one (1) through seven (7) of Section 36-

137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject property when the strict compliance with the zoning ordinance standards is applied, as discussed at the meeting tonight and as presented in the staff report.

Trustee Hardesty asked David if the applicants wanted to add a deck to the rear of the home in the future, and would they need to get another variance. David stated if the applicants proposed a future patio or a deck under 24 inches in height, a land use permit could be issued without a variance. The applicant, Jason, stated he was going to ask that question. The applicant had further discussion with David and the ZBA board members. David told Jason to come to the counter if he wanted to talk more about this plan.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

Approval motion made by Trustee Hardesty, seconded by Member **Galbraith**, to approve June 10, 2026, ZBA meeting minutes as presented.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

ADJOURNMENT

Approval motion made by Chair Ignatowski, seconded by Trustee Hardesty, to adjourn at 6:33 pm.

Voice Vote: Ayes: (5) Absent: (1)

VOTE: MOTION CARRIED

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____



Brian Ignatowski, Chair