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, May 13, 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.

OPENING PRAYER & PLEDGE TO THE FLAG

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

ABSENT:
William Rill

CONSENT AGENDA

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

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

VOTE: MOTION CARRIED UNANIMOUSLY

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. **Election of the Zoning Board of Appeals Chair**.

Approval motion by Benedict Russell, seconded by Trustee Hardesty, to elect Brian Ignatowski as the ZBA Chair. Member Ignatowski accepted and asked if anyone else had any other nominations for the ZBA Chair.

Voice Vote: Ayes: (4) Abstain: (1) Ignatowski Absent: (1) William Rill
VOTE: MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

Approval motion by Trustee Hardesty, seconded by Member Russel to accept the November 12, 2025, ZBA Meeting Minutes as presented.

Voice Vote: Ayes: (4) Abstain: (1) Muir Nays: (0) Absent: (1) William Rill

VOTE: MOTION CARRIED

1. **ZBA 26-0001**

Owner:	Kevin & Brianna Karas
Location:	3816 Langley Dr.
Parcel ID:	4715-29-202-033
Request:	Variance application to permit construction of a new screened porch with two variance requests. Highwater mark setback of **40 feet** rather than 50 feet, per section 36-171(4). Maximum lot coverage of **46%** rather than 40 percent, per section 36-171(D).

Chair Ignatowski asked David if he was to open the variance case with a summary of the request. David told Ignatowski that typically we'd ask the applicant to give a summary of their request at the podium. David continued to explain that next section would be the opportunity of the public hearing of the variance being requested. David said next, he would briefly read through his variance report, and then the meeting would open to the ZBA members to ask questions and give comments on the case to either David or the applicant.

Chair Ignatowski invited the applicants up to the podium to discuss their variance request. Kevin Karas came to explain that their dream was to move back to Michigan to live on a lake but during the building of the home, Brianna was diagnosed with two types of cancer. One was ocular melanoma and the second was type two stage cancer which makes sun exposer dangerous to her. They are proposing a screened in porch area where she can be outside but not be exposed to the sun.

Chair Ignatowski opened this case up to the public for comments. Since there was no public there to address the board, he closed the ZBA comment portion of the meeting. Chair Ignatowski opened the

meeting to David who briefly read through his staff report on this case. Then Chair Ignatowski opened the ZBA meeting to the board members. Trustee Hardesty asked the applicant what the dimensions of the addition were. Kevin stated screened in portion would be 14 ft. long X 16 ft. wide but the actual deck would be 34 ft wide. Hardesty asked Kevin if he had gotten any feedback from their neighbors. Kevin said he had submitted one letter of support. Kevin talked to the other neighbor who works a varied schedule but had not received a letter of support from him. Hardesty said the deck size was conservative. Member Muir asked the applicant what materials would be under the deck. Would there be pavers or cement? Kevin said that there is an existing cement landing pad under the rear double doors that goes out 3 ft. wider than the doors and out 8 ft. Kevin said currently the rest is grass, but they will probably put gravel under there. Chair Ignatowski asked if the screened in porch was going to be on top of the deck. Kevin said the screened-in porch was a part of the larger second story deck. Ignatowski asked if the ZBA board members had any more comments or questions. Member Muir said that the second story deck would be impervious underneath.

Approval motion by Trustee Hardesty, seconded by Member Russell, to approve variance application ZBA #26-0001 at 3816 Langley Dr., TID# 4715-29-202-033 with a highwater setback (OHM) will have a 40 ft setback where a 50 ft setback is required and will have a maximum lot coverage of 46% where 40% is required. The variance request meets standards one through seven of section 36-137 of the Hamburg Township Ordinance and a practical difficulty exists on the subject site when strict compliance with the zoning ordinance standards is applied as discussed at the meeting this evening and as presented in the staff report.

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

VOTE: MOTION CARRIED UNANIMOUSLY

2. **ZBA 26-0002**

Owner:	Kate & Jeff Borough
Location:	4467 Cornwell Ln.
Parcel ID:	4715-33-110-017
Request:	Variance application to permit renovation of existing garage. Side setback of **8.2 feet** rather than 10 feet, per section 36-171(D)

Chair Ignatowski invited the applicant up to the podium to discuss their variance request. Tim McCotter of McCotter Architecture and Design came up to the podium to summarize the project. The current owners have a home with a small attached 2-car garage. This garage is currently sitting 1.8 ft. the site yard setback. The homeowners wish to convert this garage into living space but to do so, they will need to raise the floor to get insulation and a mechanical system in. To do so, requires raising the ceiling and roof by 2 ft. which triggers a ZBA variance because the garage is nonconforming. They are not expanding the nonconformity footprint, only looking to go up vertically.

Chair Ignatowski opened this case up to the public for comments. Since there was no public there to address the board, he closed the ZBA comment portion of the meeting. Chair Ignatowski opened the meeting to David who briefly read through his staff report on this case. David explained that he doesn't have a way administratively to move this request through since our zoning ordinance considers a vertical expansion of a nonconforming structure as an expansion of that non-conformity. David explained that the raise in the roof of the garage will still be lower than the roof line of the primary structure. The

neighbor did stop by last week. He wanted to know what was going on. David explained to the neighbor what the request involved and he had no issues with the variance request. There were no letters, calls or emails of support for this case.

Then Chair Ignatowski opened the ZBA meeting to the board members. Trustee Hardesty asked the contractor what the homeowners plans for a future garage were. Tim said that there is a potential plan to build a garage on the other side of the home and it will conform to the present setbacks. She asked if they were planning on returning to the ZBA to get another variance for this garage in the future. He said no. She said she applauded the homeowners for doing this for their elder family members. She had to do the same thing in the past. Hardesty asked if the contractor or homeowner had a conversation with the neighbors. Tim said he has not heard anything about the neighbors.

Approval motion by Member Russell, seconded by Member Muir, to approve variance application ZBA #26-0002 at 4467 Cornwell Ln., TID# 4715-33-110-017 with a side setback 8.2 ft. where 10 ft. is required. The variance request meets standards one through seven of section 36-137 of the Hamburg Township Ordinance and a practical difficulty exists on the subject site when strict compliance with the zoning ordinance standards is applied as discussed at the meeting this evening and as presented in the staff report.

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

VOTE: MOTION CARRIED UNANIMOUSLY

Zoning Administrators Report:

1. **Two agenda items for June 10, 2026, ZBA Meeting.**
2. **Turnover on ZBA Board with two new members.**

ADJOURNMENT

Approval motion by Trustee Hardesty, seconded by Member Russell, to approve adjournment at 6:25 pm.

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

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected:

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Brian Ignatowski, Chair