

_____ o'clock p.m. Chairperson _____ called the meeting of the Zoning Board of Appeals to order.

1. ROLL CALL

PRESENT: Bradley , Eisenhauer (S) , Marlar , Oprita (VC) , Petho

ABSENT: Bradley , Eisenhauer (S) , Marlar , Oprita (VC) , Petho

ALSO PRESENT:

2. APPOINTMENT OF TEMPORARY CHAIR

Motion by _____, supported by _____, to appoint _____, as temporary chair. Voice Vote, /

3. APPOINTMENT OF CHAIR, VICE CHAIR AND SECRETARY

Item 3-1: 2024 ZONING BOARD OF APPEALS CHAIR

Responsible for presiding over all meetings

Temporary Chairperson _____ opens the nominations for the 2024 ZBA Chair.

NOMINATIONS:

Temporary Chairperson _____ closes the nominations for the 2024 ZBA Chair.

CHAIRPERSON:

Motion by _____, supported by _____, to appoint _____, as 2024 Chairperson.
Voice Vote, /

Item 3-2: 2024 ZONING BOARD OF APPEALS VICE CHAIR

Acting Chair in case of absence or conflict of interest

Permanent Chairperson opens the nominations for the 2024 ZBA Vice Chair.

NOMINATIONS:

Chairperson _____ closes the nominations for the 2024 ZBA Vice Chair.

VICE CHAIRPERSON:

Motion by _____, supported by _____, to appoint _____, as 2024 Vice Chairperson.
Voice Vote, /

ITEM 3-3: 2024 ZONING BOARD OF APPEALS SECRETARY

The Secretary is responsible for taking attendance and roll call for voting, signing minutes and correspondence.

Chairperson _____ opens the nominations for the 2024 ZBA Secretary.

NOMINATIONS:

Chairperson _____ closes the nominations for the 2024 ZBA Secretary.

SECRETARY:

Motion by _____, supported by _____, to appoint _____, as 2024 ZBA Secretary.
Voice Vote, /

4. APPROVAL OF AGENDA: March 19, 2024

Motion by _____, supported by _____, to approve the agenda as printed and posted or with additions/deletions/changes. Voice Vote, /

5. APPROVAL OF MINUTES: July 18, 2023

Motion by _____, supported by _____, to approve the minutes as presented/with corrections. Voice Vote, /

6. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee Scott Bradley

7. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Nathan Oprita

8. PUBLIC COMMENT (for items not on the agenda):

Citizens will be given an opportunity to speak during the “Public Comment” segment for each agenda item.

In order to ensure that the comments are recorded as accurately as possible, please follow the format below:

- Address the Zoning Board of Appeals only. Individual conversations should not be held during the meeting.
- When the Chairperson calls on you, approach the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.
- The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes.

9. PUBLIC HEARINGS:

ITEM 9-1: VARIANCE/CLASS A DESIGNATION – 4766 LAKESHORE ROAD/74-20-190-0011-000

OWNER: Debra Minor, 4766 Lakeshore Road, Fort Gratiot, Michigan

REQUEST: Class A Designation on existing home; 6’ building to building variance; 7’ south side yard setback variance; 7’ east rear yard setback variance; and Class A Designation on proposed detached accessory structure.

LOCATION: 4766 Lakeshore Road

PARCEL ID #: 74-20-190-0011-000

LEGAL: LOT 11 COURTNEY PLAT & UNDIVIDED 1/14 INTEREST IN E 1/2 OF LOT 1 & N 1/2 OF E 1/2 LOT 2 BLK 8 DESMOND BEACH PLAT RIGHTS TO BEACH WALK NORTH OF LOT 1 & PARK ALONG LAKE HURON

APPLICANT PRESENTATION: *Citizens will be given an opportunity to speak during the Public Comment segment following the applicant’s presentation.*

PUBLIC COMMENT: *Citizens will be given an opportunity to speak during the “Public Comment” segment for each agenda item.*

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- The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes.

Contacts/Communications/Correspondence:

BOARD DISCUSSION: There is no further Public Comment; Board member only deliberations begin at this time.

Recommendations:

- The building official recommends approval with conditions.
- The department of public works recommends approval with no conditions.
- The fire chief recommends approval with no conditions.

Reasons for Decision:

-A request may be **granted** upon findings that:

- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

-A request may be **denied** upon finding that:

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

MOTION 1, ITEM 9-1 CLASS A DESIGNATION, 4766 LAKESHORE ROAD/74-20-190-0011-000:

Motion by _____, supported by _____, to (grant / grant with conditions / deny / postpone until _____) the request for a Class A Designation on existing home for 4766 Lakeshore Road, 74-20-190-0011-000.
Voice Vote, _____.

MOTION 2, ITEM 9-1 BUILDING SETBACK VARIANCE, 4766 LAKESHORE ROAD/74-20-190-0011-000:

Motion by _____, supported by _____, to (grant / grant with conditions / deny / postpone until _____) the request for a 6' building to building setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.
Voice Vote, _____.

MOTION 3, ITEM 9-1 SOUTH SIDE YARD VARIANCE, 4766 LAKESHORE ROAD/74-20-190-0011-000:

Motion by _____, supported by _____, to (grant / grant with conditions / deny / postpone until _____) the request for a 7' south side yard setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.
Voice Vote, _____.

MOTION 4, ITEM 9-1 EAST REAR YARD VARIANCE, 4766 LAKESHORE ROAD/74-20-190-0011-000:

Motion by _____, supported by _____, to (grant / grant with conditions / deny / postpone until _____) the request for a 7' east rear yard setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.
Voice Vote, _____.

MOTION 5, ITEM 9-1 CLASS A DESIGNATION, 4766 LAKESHORE ROAD/74-20-190-0011-000:

Motion by _____, supported by _____, to (grant / grant with conditions / deny / postpone until _____) the request for a Class A Designation on proposed detached accessory structure for 4766 Lakeshore Road, 74-20-190-0011-000.
Voice Vote, _____.

10. UNFINISHED BUSINESS: None

11. NEW BUSINESS: None

12. MEMBER UPDATES:

13. ADJOURNMENT

Motion by _____, supported by _____, to adjourn. Vote, _____. Time, _____ P.M.