

7:00 o'clock p.m. Vice Chairperson Oprita called the meeting of the Zoning Board of Appeals to order.

**1. ROLL CALL**

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

ABSENT: Eisenhower (S)

ALSO PRESENT: Courtney Landreville, Recording Secretary  
 Jorja Baldwin, Zoning/Planning Consultant  
 Debra Minor, 4766 Lakeshore, Fort Gratiot MI

**2. APPOINTMENT OF TEMPORARY CHAIR**

Motion by Oprita, supported by Bradley, to appoint Oprita, as temporary chair. Voice Vote, 4/0. Motion Carried.

**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 Oprita opens the nominations for the 2024 ZBA Chair.

**NOMINATIONS:**

Oprita

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

**CHAIRPERSON:**

Motion by Oprita, supported by Bradley, to appoint Oprita, as 2024 Chairperson.  
 Voice Vote, 4/0. Motion Carried.

**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:**

Eisenhauer

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

**VICE CHAIRPERSON:**

Motion by Oprita, supported by Bradley, to appoint Eisenhauer, as 2024 Vice Chairperson.  
 Voice Vote, 4/0. Motion Carried.

**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 Oprita opens the nominations for the 2024 ZBA Secretary.

**NOMINATIONS:**

Petho

Chairperson Oprita closes the nominations for the 2024 ZBA Secretary.

**SECRETARY:**

Motion by Bradley, supported by Marlar, to appoint Petho, as 2024 ZBA Secretary.  
 Voice Vote, 4/0. Motion Carried.

**4. APPROVAL OF AGENDA: March 19, 2024**

Motion by Marlar, supported by Oprita, to approve the agenda as printed and posted.  
Voice Vote, 4/0. Motion Carried.

**5. APPROVAL OF MINUTES: July 18, 2023**

Motion by Bradley, supported by Marlar, to approve the minutes as presented.  
Voice Vote, 4/0. Motion Carried.

**6. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee Scott Bradley**

- Fort Gratiot Business Association meeting
- Campground off Parker Road
- Tommy's Car Wash

**7. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Nathan Oprita**

- Rezoning of 4007 Pine Grove Road
- Kathy Wurmlinger resigned after several years of service

**8. PUBLIC COMMENT (for items not on the agenda): None**

**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:** *Ms. Debra Minor recently downsized to her home off of Lakeshore. She loves the smaller home but with no basement/storage areas she is in need of a garage. Ms. Minor stated she is in touch with DTE to determine the line above the proposed garage site.*

**PUBLIC COMMENT: None**

**BOARD DISCUSSION:**

- Typical minimum is 3' setback granted
- Lots were created much smaller when this area was plotted vs today's standards
- Lot size is comparable to others in the area
- Property previously had a garage – demolished in the 1980's

**Recommendations:**

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

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

Motion by Oprita, supported by Bradley, to grant the request for a Class A Designation on existing home for 4766 Lakeshore Road, 74-20-190-0011-000.

**Voice Vote, 4/0. Motion Carried.**

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

Motion by Oprita, supported by Petho, to grant the request for a 6' building to building setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.

**Voice Vote, 4/0. Motion Carried.**

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

Motion by Bradley, supported by Oprita, to grant the request for a 7' south side yard setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.

**Voice Vote, 4/0. Motion Carried.**

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

Motion by Bradley, supported by Oprita, to grant the request for a 7' east rear yard setback variance for 4766 Lakeshore Road, 74-20-190-0011-000.

**Voice Vote, 4/0. Motion Carried.**

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

Motion by Marlar, supported by Bradley, to grant the request for a Class A Designation on proposed detached accessory structure for 4766 Lakeshore Road, 74-20-190-0011-000.

**Voice Vote, 4/0. Motion Carried.**

10. **UNFINISHED BUSINESS:** None

11. **NEW BUSINESS:** None

12. **MEMBER UPDATES:** None

13. **ADJOURNMENT**

Motion by Bradley, supported by Oprita, to adjourn. Vote, 4/0. Time, 7:18 P.M.