

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 Eisenhower, 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.