

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

**1. ROLL CALL**

PRESENT: Bradley, Eisenhower (VC), Marlar, Petho (S)

ABSENT: Oprita (C)

ALSO PRESENT: Courtney Landreville, Recording Secretary  
 Jorja Baldwin, Zoning/Planning Consultant  
 Shelby Pickelhaupt (Velasquez), Fort Gratiot, MI

**2. APPROVAL OF AGENDA: October 15, 2024**

Motion by Bradley, supported by Marlar, to approve the agenda as printed and posted.  
**Voice Vote, 4/0. Motion Passed.**

**3. APPROVAL OF MINUTES: September 17, 2024**

Motion by Eisenhower, supported by Petho, to approve the minutes as presented.  
**Voice Vote, 4/0. Motion Passed.**

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

**5. PUBLIC HEARING:**

**ITEM 5-1: CLASS A DESIGNATION – 3955 PINE GROVE AVE/74-20-028-2017-000:**

**OWNER/APPLICANT:** Shelby Nichole Pickelhaupt (Velasquez)

**REQUEST:** Class A Designation

**LOCATION:** 3955 Pine Grove Ave

**PARCEL ID #:** 74-20-028-2017-000

**LEGAL:** BEG N 89D 40M E 1188' & S 591' FROM N 1/4 COR OF SEC 28 TH N 83D 7M E 340.23', TH N 53D 37M E 192', TH S 39D 53M E 125', TH S 50D 7M W 185.6', TH S 89D 10M W 429.75', TH N 69' TO BEG SECTION 28 T7N R17E 1.1 A

**APPLICANT PRESENTATION:** *Reviewed request*

Motion by Bradley, supported by Petho, to open the public hearing for Item 5-1 at 7:02 P.M.  
**Voice Vote, 4/0. Public Hearing Open.**

**PUBLIC HEARING CITIZEN COMMENT:** None

Motion by Marlar, supported by Bradley, to close the public hearing for Item 5-1 at 7:03 P.M.  
**Voice Vote, 4/0. Public Hearing Closed.**

**BOARD DISCUSSION:**

**Recommendations:**

- The building official recommends approval with no 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 5-1.1 CLASS A DESIGNATION:**

Motion by Eisenhower, supported by Marlar, to grant the request for a Class A Designation for 3955 Pine Grove Ave, 74-20-028-2017-000, for the following reasons:

(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.

Voice Vote, 4/0. Motion Passed.

**6. UNFINISHED BUSINESS: None**

**7. NEW BUSINESS: None**

**8. MEMBER UPDATES:**

- Report from Township Board Representative: Trustee Scott Bradley
  - Pickelball courts being used
  - Chick-Fil-A Opening soon
- Report from Planning Commission Representative: Nathan Oprita N/A

**9. ADJOURNMENT**

Motion by Bradley, supported by Marlar, to adjourn. **Voice Vote, 4/0. Time, 7:05 P.M.**