

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.

**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.**