



Outlook

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**File number V24-007 Meeting Scheduled for December 17, 2024 Letter**

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**From** Eileen Grenfell <eileengrenfell@gmail.com>**Date** Mon 12/16/2024 3:01 PM**To** Planning <planning@fortgratiot.us>**Cc** Zoé Grenfell <zgrenfell@daltontomich.com>; Jim Grenfell <jgrenfell@cogirusa.com>; John Grenfell III <3johng@proton.me>; Kathy Betcher <schoolcraftag@gmail.com>; Kurt Kaufmann <kurtekaufmann@gmail.com>; Laurie Berman <Laurie@Markbermanandson.com>

1 attachment (739 KB)

R. Jeannine GrenfellShaw-Turnbull 2.pages;

Dear Members of the Zoning Board,

Attached is my letter for the zoning board expressing objection to all the dwelling boundary variances requested for the proposed new house at 2959 Maplewood Drive, Fort Gratiot MI. My home of over thirty years, is the property most affected by this new proposed dwelling as my property is located south and west of the proposed new house.

Please let me know if you have any questions regarding the attached letter stating my concerns.

Best Regards,

R. Jeannine Grenfell and family members

# R. Jeannine Grenfell

2966 Sylvan Dr.  
Fort Gratiot, MI 48059  
[eileengrenfell@gmail.com](mailto:eileengrenfell@gmail.com)

**December 12, 2024**

Fort Gratiot Charter Township Zoning Board of Appeals County of St. Clair, Michigan File Number: V24-007 3720 Keewahdin Road Fort Gratiot, Michigan 48059 [planning@fortgratiot.us](mailto:planning@fortgratiot.us)

**Dear Members of the Zoning Board,**

On behalf of R. Jeannine Grenfell and her family, I am writing to formally object to the variances proposed for 2959 Maplewood Drive, which are scheduled for review by the Board on December 17, 2024. R. Jeannine Grenfell's home is located south of the proposed new house and west of the proposed garage.

The new owners of 2959 Maplewood Drive plan to demolish the existing structure and construct a **house that exceeds the size permitted by zoning regulations**. Additionally, their proposal includes a detached garage, walkway, and driveway to be built on land designated as a high-risk erosion area.

We object to the proposed variances for the following reasons:

- 1. Oversized Dwelling-** The proposed house is larger than zoning code permits. This is an opportunity for the Township to ensure compliance with existing regulations and correct errors of the past. The new owners were aware of the lot's small size and zoning limitations when they purchased the property. **R. Jeannine Grenfell is opposed all requested variances that pertain to her boundary line.**
- 2. High-Risk Erosion Area Concerns-** The detached garage, walkway, and driveway are planned for a lot identified as a high-risk erosion area by the Michigan Department of Environment, Great Lakes, and Energy (formerly the Department of Natural Resources). Permanent structures cannot be placed in this zone without a special permit approved by the DEQ. It is unclear whether such a permit has been applied for, raising significant concerns about the project's compliance.
- 3. Drainage and Environmental Impact-** The vacant lot currently absorb rainwater, helping to mitigate drainage issues in the area. Constructing the proposed garage, walkway, and driveway will reduce permeable surfaces, exacerbating periodic flooding on Sylvan Drive during heavy rainfalls. Replacing grass with impermeable surfaces will undoubtedly worsen this ongoing water issue.

While we understand the new owners' desire for a larger home, the lot they purchased is not suited for their proposed plans. Furthermore, constructing a garage in a high-risk erosion area is both impractical and environmentally unsound.

We respectfully urge the Zoning Board to deny the requested variances and ensure that all construction adheres to existing zoning codes and environmental regulations.

**Sincerely,** R. Jeannine Grenfell and Family:

- Eileen Grenfell
- John Grenfell III
- Jim Grenfell
- Zoe and James Grenfell
- Laurie Berman
- Kathy Betcher