**FORT GRATIOT CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
COUNTY OF ST. CLAIR, MICHIGAN**

PLEASE TAKE NOTICE that a public hearing during a regular meeting of the Fort Gratiot Charter Township Zoning Board of Appeals will be held on **Tuesday, January 21, 2025** beginning at 7:00 o'clock p.m., in the Gardendale Meeting Room at the Fort Gratiot Municipal Center, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059, for the purpose of reviewing this request, to hear comments and/or objections and to take action.

OWNER: Barrett Investments LLC, 71 Thompson Street, Alpharetta, GA 30009

APPLICANT: Roger Wesch, 7716 Metcalf Road, Greenwood, MI 48006

REQUEST: Class A Designation
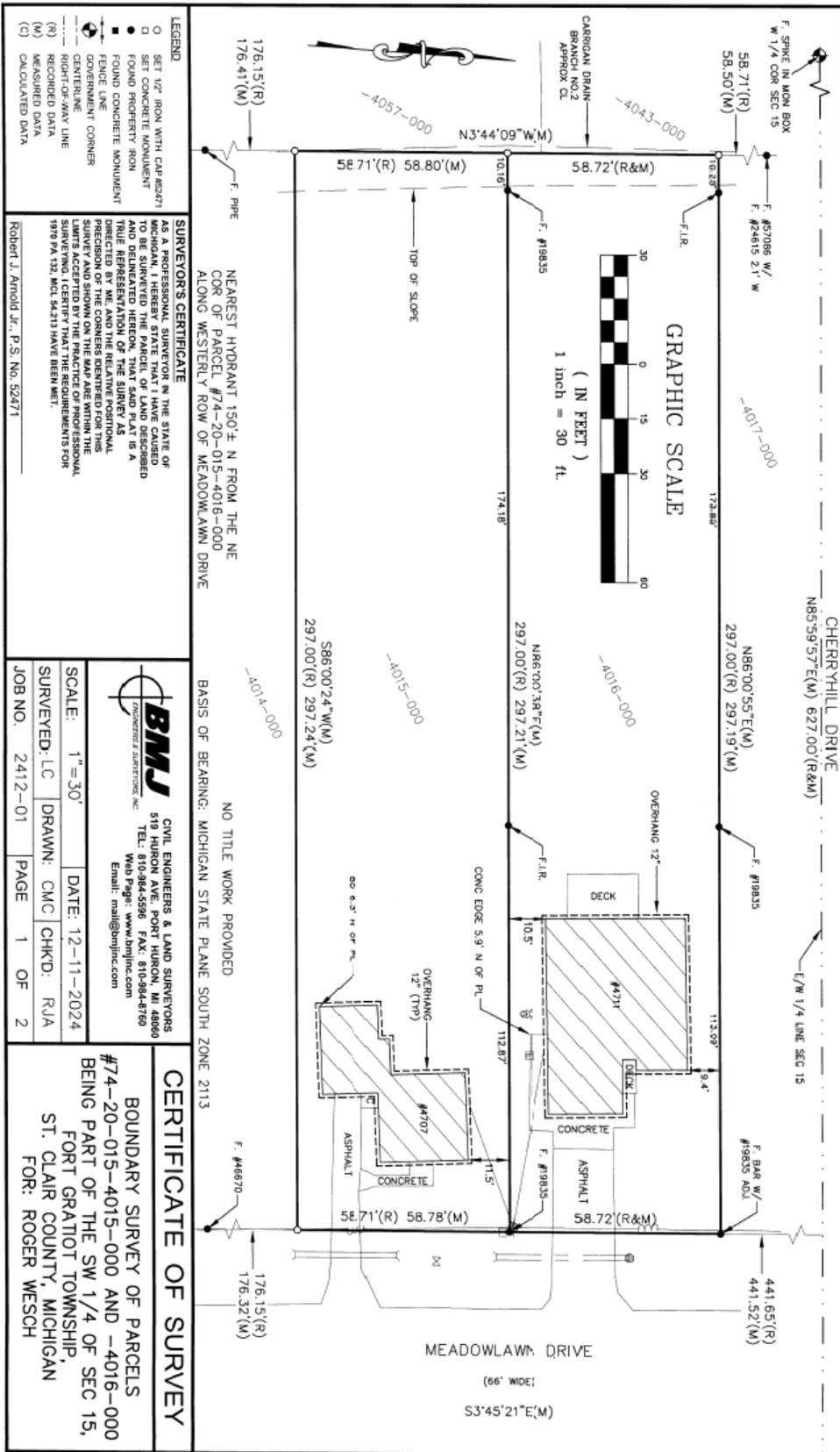
LOCATION: 4711 Meadowlawn Drive

*PARCEL ID #:*74-20-015-4016-000

LEGAL: S 58.72 FT OF N 500.37 FT OF E 297 FT OF W 627 FT OF SW 1/4 FRAC SECTION 15 T7N R17E 0.4 A

All property owners within 300' of the property described herein, by law, must be notified. The applicant, owner, or a representative must be present for action to be taken. The public will have an opportunity to deliver comments during the *Public Comment* portion of the meeting. Each person wishing to address the Zoning Board of Appeals is given three (3) minutes to speak, all comments must be addressed to the Chair, and questions will not be taken at that time. Upon hearing all public comment, the public hearing is closed and no additional public comment will be heard. Written comments may also be submitted prior to the meeting by mail, email or hand delivered, and must be received by 4:00 PM on the meeting date to be distributed to the Zoning Board of Appeals.

If you have any questions regarding this request, please contact the Office of Community Development at (810) 385-4489 extension 1113 or at planning@fortgratiot.us prior to the meeting.

* * * D R A W I N G   O N   R E V E R S E * * *

LEGEND

- O SET 1/2" IRON WITH CAP #52471
- ○ SET CONCRETE MONUMENT
- ■ FOUND CONCRETE MONUMENT
- ● FOUND PROPERTY IRON
- ——— FENCE LINE
- ——— GOVERNMENT CORNER
- ——— CENTERLINE
- ——— RIGHT-OF-WAY LINE
- ——— GOVERNMENT LINE
- ◈ (R) RECORDED DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA

SURVEYOR'S CERTIFICATE

AS A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, I HEREBY STATE THAT I HAVE CAUSED TO BE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON, THAT SAID PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS DIRECTED BY ME, AND THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 THAT THE REQUIREMENTS HAVE BEEN MET.

_____
Robert J. Arnold Jr., P.S. No. 52471

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NEAREST HYDRANT 150'± N FROM THE NE COR OF PARCEL #74-20-015-4016-000 ALONG WESTERLY ROW OF MEADOWLAWN DRIVE

BASIS OF BEARING: MICHIGAN STATE PLANE SOUTH ZONE 2113

NO TITLE WORK PROVIDED

BMJ
ENGINEERS & SURVEYORS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
519 HURON AVE, PORT HURON, MI 48060
TEL: 810-984-5596   FAX: 810-984-8760
Web Page: www.bmjinc.com
Email: mail@bmjinc.com

SCALE: 1"=30'	DATE: 12-11-2024
SURVEYED: LC	DRAWN: CMC	CHKD: RJA
JOB NO. 2412-01	PAGE 1 OF 2

CERTIFICATE OF SURVEY

BOUNDARY SURVEY OF PARCELS
#74-20-015-4015-000 AND -4016-000
BEING PART OF THE SW 1/4 OF SEC 15,
FORT GRATIOT TOWNSHIP,
ST. CLAIR COUNTY, MICHIGAN
FOR: ROGER WESCH

Drawing labels

F. SPIKE IN MON BOX
W 1/4 COR SEC 15

58.71'(R)
58.50'(M)

176.15'(R)
176.41'(M)

CARRIGAN DRAIN
BRANCH NO. 2
APPROX CL

-4057-000
-4043-000
-4017-000
-4016-000
-4015-000
-4014-000

N3°44'09"W(M)

58.71'(R) 58.80'(M)   58.72'(R&M)

F. #57086 W/
F. #24615 2.1' W

F. PIPE
F.I.R.
F. #19835

TOP OF SLOPE

CHERRYHILL DRIVE
N85°59'57"E(M) 627.00'(R&M)

N86°00'55"E(M)
297.00'(R) 297.19'(M)

N86°00'38"E(M)
297.00'(R) 297.21'(M)

S86°00'24"W(M)
297.00'(R) 297.24'(M)

OVERHANG 12"
DECK
CONC EDGE 5.9' N OF PL
F.I.R.

OVERHANG 12" (TYP)

CONCRETE
DECK
#4731

10.5'
112.87'
113.09'
9.4'

#4707
ASPHALT
CONCRETE

F. #19835

F. #46670

E/W 1/4 LINE SEC 15

F. BAR W/
#19835 ADJ.

441.65'(R)
441.52'(M)

MEADOWLAWN DRIVE
(66' WIDE)
S3°45'21"E(M)

176.15'(R)
176.32'(M)

58.71'(R) 58.78'(M)   58.72'(R&M)