

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

1. ROLL CALL

PRESENT: Oprita (C), Armbruster, Eisenhauer (VC), Marlar, Petho (S)

ABSENT:

ALSO PRESENT: Courtney Landreville, Recording Secretary
 Jorja Baldwin, Zoning Consultant
 Thad & Stacey Unold, Fort Gratiot
 Roger Wesch, Greenwood

2. APPOINTMENT OF TEMPORARY CHAIR

Motion by Oprita, supported by Armbruster, to appoint Oprita, as temporary chair.

Voice Vote, 5/0. Motion Passed.

3. APPROVAL OF AGENDA: January 21, 2025

Motion by Eisenhauer, supported by Marlar, to approve the agenda as printed and posted.

Voice Vote, 5/0. Motion Passed.

4. APPROVAL OF MINUTES: December 17, 2024

Motion by Marlar, supported by Oprita, to approve the minutes as presented.

Voice Vote, 5/0. Motion Passed.

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

6. PUBLIC HEARING:

ITEM 6-1: VARIANCES/CLASS A DESIGNATION – 4255 FAIRWAY DRIVE/74-20-505-0026-000:

OWNER/APPLICANT: Thaddeus & Stacey Unold

REQUEST: 7' West rear yard setback variance, 1' North side yard variance & Class A Designation

LOCATION: 4255 Fairway Drive

PARCEL ID #: 74-20-505-0026-000

LEGAL: LOTS 44 & 45 MAC TAGGART PLAT

APPLICANT PRESENTATION: *Mr. Unold wants to put an addition on the back of the home. They recently purchased the house and it feels like that corner is missing. The northeast side of the property shows a future small garage/ cart storage area.*

Motion by Eisenhauer, supported by Petho, to open the public hearing for Item 6-1 at 7:03 P.M. Voice Vote, 5/0.
Public Hearing Open.

PUBLIC HEARING CITIZEN COMMENT: None

Contacts/Communications/Correspondence: None

Motion by Petho, supported by Oprita, to close the public hearing for Item 6-1 at 7:04 P.M. Voice Vote, 5/0.
Public Hearing Closed.

BOARD DISCUSSION: Oprita commented that the requests are within their normal acceptance, Eisenhauer agreed. Oprita mentioned it was a weird way to build the house without that corner.

Baldwin stated the road right-of-way is set back further on this road setting the house back farther. The west neighbor is the golf club therefore there are no concerns of other structures being built behind them.

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 6-1.1 WEST REAR YARD VARIANCE:

Motion by Oprita, supported by Eisenhower, to grant the request for a 7' west rear yard setback variance for 4255 Fairway Drive, 74-20-505-0026-000.

Voice Vote, 5/0. Motion Passed.

MOTION 6-1.2 NORTH SIDE YARD VARIANCE:

Motion by Oprita, supported by Petho, to grant the request for a 1' north side yard variance for 4255 Fairway Drive, 74-20-505-0026-000.

Voice Vote, 5/0. Motion Passed.

MOTION 6-1.3 CLASS A DESIGNATION:

Motion by Oprita, supported by Eisenhower, to grant the request for a Class A Designation for 4255 Fairway Drive, 74-20-505-0026-000.

Voice Vote, 5/0. Motion Passed.

Reasons for motions 6-1.1 through 6-1.3 based upon the attached staff report.

ITEM 6-2: CLASS A DESIGNATION – 4707 MEADOWLAWN DRIVE/74-20-015-4015-000:

OWNER: Barrett Investments LLC, 71 Thompson Street, Alpharetta, GA 30009
APPLICANT: Roger Wesch, 7716 Metcalf Road, Greenwood, MI 48006
REQUEST: Class A Designation
LOCATION: 4707 Meadowlawn Drive
PARCEL ID #: 74-20-015-4015-000
LEGAL: S 58.71 FT OF N 559.08 FT OF E 297 FT OF W 627 FT OF SW 1/4 FRAC SECTION 15 T7N R17E 0.4 A

APPLICANT PRESENTATION: *Mr. Wesch is Mr. Tom Barrett's realtor and property manager. They put this property on the market and it is under contract to be sold. During the underwriting process they stated they cannot insure it due to not being 100% rebuildable under the current classification. This Class A designation would make it fully rebuildable.*

Motion by Eisenhower, supported by Oprita, to open the public hearing for Item 6-2 at 7:12 P.M. Voice Vote, 5/0.
Public Hearing Open.

PUBLIC HEARING CITIZEN COMMENT: None

Contacts/Communications/Correspondence: None

Motion by Oprita, supported by Petho, to close the public hearing for Item 6-2 at 7:13 P.M. Voice Vote, 5/0.
Public Hearing Closed.

BOARD DISCUSSION: Baldwin stated the property was rezoned to C-2 in 2006, the Cawood family was anticipating a buyout from the state to relocate their dealership but during the rezoning there were existing homes, mainly used as rentals. The rezoning was consistent with the master plan. The existing homes remain as a Class B nonconforming use until they sell or tear down to be a conforming use. As it exists it cannot fully be rebuilt, with the Class A designation it does not limit the rebuilding of the existing dwelling. Not allowing the Class A could result in abandoned and blighted property. As soon as the property is converted to a commercial structure the Class A does not apply still.

Petho discussed being able to rebuild the property in the existing footprint or within our required setbacks today. Baldwin stated these homes are consistent with the neighboring homes in the area.

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 6-2.1 CLASS A DESIGNATION:

Motion by Petho, supported by Marlara, to grant the request for a Class A Designation for 4707 Meadowlawn Drive, 74-20-015-4015-000, based on the staff report.

Voice Vote, 5/0. Motion Passed.

ITEM 6-3: CLASS A DESIGNATION – 4711 MEADOWLAWN DRIVE/74-20-015-4016-000:

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

APPLICANT PRESENTATION: *Mr. Wesch stated this is the same situation as the neighboring house.*

Motion by Oprita, supported by Eisenhauer, to open the public hearing for Item 6-3 at 7:19 P.M. Voice Vote, 5/0.
Public Hearing Open.

PUBLIC HEARING CITIZEN COMMENT: None

Contacts/Communications/Correspondence: None

Motion by Oprita, supported by Petho, to close the public hearing for Item 6-3 at 7:20 P.M. Voice Vote, 5/0.
Public Hearing Closed.

BOARD DISCUSSION: They agreed this is the same situation as the last request.

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 6-3.1 CLASS A DESIGNATION:

Motion by Oprita, supported by Petho, to grant the request for a Class A Designation for 4711 Meadowlawn Drive, 74-20-015-4016-000, based on the staff report.
Voice Vote, 5/0. Motion Passed.

6. **UNFINISHED BUSINESS: None**

7. **NEW BUSINESS: None**

8. **MEMBER UPDATES:**

- Report from Township Board Representative: Trustee Adam Armbruster
 - No updates
- Report from Planning Commission Representative: Nathan Oprita
 - No meeting this month
- Baldwin stated no meeting in February

9. **ADJOURNMENT**

Motion by Oprita, supported by Petho, to adjourn. **Voice Vote, 5/0. Time, 7:23 P.M.**