

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

1. ROLL CALL

PRESENT: Eisenhower (C), Marlar, Petho (S), Garand (VC)

ABSENT: Armbruster

ALSO PRESENT: Courtney Landreville, Recording Secretary
Jorja Baldwin, Zoning/Planning Consultant
Dan Hagy, Fort Gratiot
Ed Shepard, Greenwood
Connie Neese, Parks Commission

2. APPROVAL OF AGENDA: April 15, 2025

Motion by Marlar, supported by Petho, to approve the agenda as printed & posted.
Voice Vote, 4/0. Motion Passed.

3. APPROVAL OF MINUTES: March 18, 2025

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

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee AJ Armbruster N/A

5. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Michaela Garand

- Special land use & site plan approved for Hampton Manor near Walmart
- PUD Update for Faye's Wine & Spirit
- Site plan approved for Smart Storage on Keewahdin

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

7. PUBLIC HEARINGS:

ITEM 7-1: VARIANCES/CLASS A DESIGNATION – 4582 Lakeshore Road/74-20-765-0005-000:

OWNER/APPLICANT: Daniel & Lisa Hagy, 4582 Lakeshore Road, Fort Gratiot, Michigan 48059

REQUEST: 5' North side yard variance & Class A Designation for Proposed Garage

LOCATION: 4582 Lakeshore Road

PARCEL ID #: 74-20-765-0005-000

LEGAL: LOT 6 & N 1/2 LOT 5 SUPERVISOR'S PLAT OF KARRER BEACH

APPLICANT PRESENTATION: *Mr. Dan Hagy is requesting the variance for the new proposed garage due to the property narrowing at the road. Mr. Hagy said they are planning on moving the driveway away from the south property line that it currently abuts which will narrow the turn radius to get into the new garage.*

Motion by Marlar, supported by Garand, to open the public hearing for Item 7-1 at 7:12 P.M. Voice Vote, 4/0. Public Hearing Open.

PUBLIC HEARING CITIZEN COMMENT:

None

Motion by Garand, supported by Marlar, to close the public hearing for Item 7-1 at 7:13 P.M. Voice Vote, 4/0. Public Hearing Closed.

BOARD DISCUSSION: *Mr. Hagy had a question regarding the allowed overhang as it is noted in the review. Landreville stated the ordinance allows 2" for every foot of setback. Baldwin stated the application and survey did not state what the overhang was. The neighboring property to the south of Mr. Hagy's had to get variances for their overhangs to allow the larger overhang.*

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 7-1.1 NORTH SIDE YARD VARIANCE:

Motion by Garand, supported by Eisenhower, to grant the request for a 5' north side yard setback variance to the northern extent of the building, for 4582 Lakeshore Road, 74-20-765-0005-000, for the following reasons:

Similar to previously approved requests in the area. Items 1-4 from the review: (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.

MOTION 7-1.2 CLASS A DESIGNATION:

Motion by Petho, supported by Marlar, to grant the request for a Class A Designation on the proposed garage for 4582 Lakeshore Road, 74-20-765-0005-000, for the following reasons:

Reasons for decision: (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.

8. UNFINISHED BUSINESS: None**9. NEW BUSINESS: None****10. MEMBER UPDATES:**

Two alternate ZBA members are on the township board agenda for 4/16/2025 to be approved

11. ADJOURNMENT

Motion by Garand, supported by Marlar, to adjourn. Vote, 4/0. Time, 7:23 P.M.