

_____ o'clock p.m. Chairperson _____ called the meeting of the Zoning Board of Appeals to order.

1. ROLL CALL

PRESENT: Armbruster ☐, Eisenhower (VC) ☐, Marlar ☐, Petho (S) ☐, Garand ☐

ABSENT: Armbruster ☐, Eisenhower (VC) ☐, Marlar ☐, Petho (S) ☐, Garand ☐

ALSO PRESENT:

2. APPROVAL OF AGENDA: April 15, 2025

Motion by _____, supported by _____, to approve the agenda (as printed & posted or with additions/deletions/changes). Voice Vote, /

3. APPROVAL OF MINUTES: March 18, 2025

Motion by _____, supported by _____, to approve the minutes (as presented or with corrections). Voice Vote, /

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee AJ Armbruster**5. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Michaela Garand****6. PUBLIC COMMENT (for items not on the agenda)**

Citizens will be given an opportunity to speak during the "Public Comment" segment for each agenda item.

The minutes are transcribed from an audio recording of the meeting. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes. Public comment is not a question and answer format.

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Zoning Board of Appeals Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

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: *Citizens will be given an opportunity to speak during the Public Comment segment following the applicant's presentation.*

Motion by _____, supported by _____, to open the public hearing for Item 7-1 at _____ P.M.
Voice Vote, / . **Public Hearing Open.**

PUBLIC HEARING CITIZEN COMMENT:

The minutes are transcribed from an audio recording of the meeting. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes. Public comment is not a question and answer format.

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Zoning Board of Appeals Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

Contacts/Communications/Correspondence:

Motion by _____, supported by _____, to close the public hearing for Item 7-1 at _____ P.M.
Voice Vote, / . **Public Hearing Closed.**

BOARD DISCUSSION: There is no further Public Comment; Board member only deliberations begin at this time.

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.

Reasons for Decision:

*-A request may be **granted** upon findings that:*

- (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.

*-A request may be **denied** upon finding that:*

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

MOTION 7-1.1 NORTH SIDE YARD VARIANCE:

Motion by _____, supported by _____, to (grant / deny / postpone until _____) the request for a 5' north side yard setback variance for 4582 Lakeshore Road, 74-20-765-0005-000, for the following reasons and, if applicable, conditions:

Reasons for decision:

Conditions, if any:

Voice Vote, _____.

MOTION 7-1.2 CLASS A DESIGNATION:

Motion by _____, supported by _____, to (grant / deny / postpone until _____) the request for a Class A Designation on the proposed garage for 4582 Lakeshore Road, 74-20-765-0005-000, for the following reasons and, if applicable, conditions:

Reasons for decision:

Conditions, if any:

Voice Vote, _____.

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS: None

10. MEMBER UPDATES:

11. ADJOURNMENT

Motion by _____, supported by _____, to adjourn. Vote, _____. Time, _____ P.M.

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

1. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Connie Neese, Parks Commission
Jorja Baldwin, Planning/Zoning Consultant

2. APPOINTMENT OF TEMPORARY CHAIR

Motion by Armbruster, supported by Garand, to appoint Eisenhower as temporary chair.

Voice Vote, 5/0. Motion Passed.

3. APPOINTMENT OF CHAIR, VICE CHAIR AND SECRETARY

Item 3-1: 2025 ZONING BOARD OF APPEALS CHAIR

Responsible for presiding over all meetings

Temporary Chairperson Eisenhower opens the nominations for the 2025 ZBA Chair.

Nominations: Eisenhower

Temporary Chairperson Eisenhower closes the nominations for the 2025 ZBA Chair.

CHAIRPERSON:

Motion by Armbruster, supported by Garand, to appoint Eisenhower as 2025 Chairperson.

Voice Vote, 5/0. Motion Passed.

Item 3-2: 2025 ZONING BOARD OF APPEALS VICE CHAIR

Acting Chair in case of absence or conflict of interest

Permanent Chairperson opens the nominations for the 2025 ZBA Vice Chair.

Nominations: Garand

Chairperson Eisenhower closes the nominations for the 2025 ZBA Vice Chair.

VICE CHAIRPERSON:

Motion by Garand, supported by Petho, to appoint Garand, as 2025 Vice Chairperson.

Voice Vote, 5/0. Motion Passed.

ITEM 3-3: 2025 ZONING BOARD OF APPEALS SECRETARY

The Secretary is responsible for taking attendance and roll call for voting, signing minutes and correspondence.

Chairperson Eisenhower opens the nominations for the 2025 ZBA Secretary.

Nominations: Petho

Chairperson Eisenhower closes the nominations for the 2025 ZBA Secretary.

SECRETARY:

Motion by Marlar, supported by Eisenhower, to appoint Petho, as 2025 ZBA Secretary.

Voice Vote, 5/0. Motion Passed.

4. APPROVAL OF AGENDA: March 18, 2025

Motion by Armbruster, supported by Eisenhower, to approve the agenda as printed & posted.

Voice Vote, 5/0. Motion Passed.

5. APPROVAL OF MINUTES: January 21, 2025

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

Voice Vote, 5/0. Motion Passed.

6. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee AJ Armbruster

- Rezoning of 10-acre parcel on Keewahdin Road from R-1B Single Family Residential to RM Multiple Family Residential on the 03/19/2025 Board of Trustees meeting for adoption.

7. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Michaela Garand

- The Master Plan is set to be reviewed this year, and may lead to ordinance updates.

8. PUBLIC COMMENT: None**9. PUBLIC HEARINGS: None****10. UNFINISHED BUSINESS: None****11. NEW BUSINESS: None****12. MEMBER UPDATES: Jorja Baldwin**

- Members will receive binders with sections of the ordinance that frequently come before the ZBA and other relevant data.
- Bylaws should be updated this year.
- There will be an April meeting for a variance request.

13. ADJOURNMENT

Motion by Armbruster, supported by Garand, to adjourn. Voice Vote, 5/0. Time, 7:07 P.M.



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING

For Office Use Only

Parcel #: 765-0005-000
File #(s): _____
Type: Variance \$550

The completed original application must be submitted with 2 copies of the pertinent data, as required and outlined in the Fort Gratiot "Procedures Guide for Submittal to Zoning Board of Appeals" and the applicable filing fee. The ZBA meets on the 3rd Tuesday of each month at 7:00 PM in the Township Administration Building. The applicant, owner, or a representative must be present for the Board to act on the request. DO NOT SUBMIT COPIES OF THE APPLICATION; SUBMIT THE ORIGINAL ONLY.

Property and Owner/Applicant Information.

Location/Address: 4582 Lakeshore Fort Gratiot, MI 48059 Lot/Unit/Map #: Lot 6 & N 1/2 Lot 5
Owner Name: Daniel & Lisa Hagy Phone: (810) 241-8189
Mailing Address: 4582 Lakeshore Fort Gratiot, MI 48059 Email: dhagy10198@aol.com
If different from owner-
Applicant Name: _____ Phone: _____
Mailing Address: _____ Email: _____

Description of Appeal. Provide a brief description of the appeal. For a variance request, the distance to the nearest fire hydrant MUST be provided. Incomplete requests will be returned to the applicant for completion. See the "Procedures Guide for Submittal to Zoning Board of Appeals" for specific instructions.

Ordinance Number or Section: 38-602 Zoning District: _____
Surrounding Property Zoning: N: R1A S: R1A E: Lake W: R1A Master Plan Designation: _____
Proposed: (Plot plan MUST be attached) _____

Reason: 5 ft N. Side Yard Setback - We need enough room on South side of the garage for turning in and backing out of the garage as our property narrows quite a bit towards the West end.

The undersigned deposes that foregoing statements, answers, and accompanying information are true and correct and grants permission for authorized township representatives, Zoning Board of Appeals members and the Zoning Administrator to enter the above described property/properties for the purposes of gathering information related to this application.

Daniel B. Hagy 3-12-2025 Daniel B. Hagy 3-12-2025
Signature of Owner Date Signature of Applicant Date

For Office Use Only

Request:

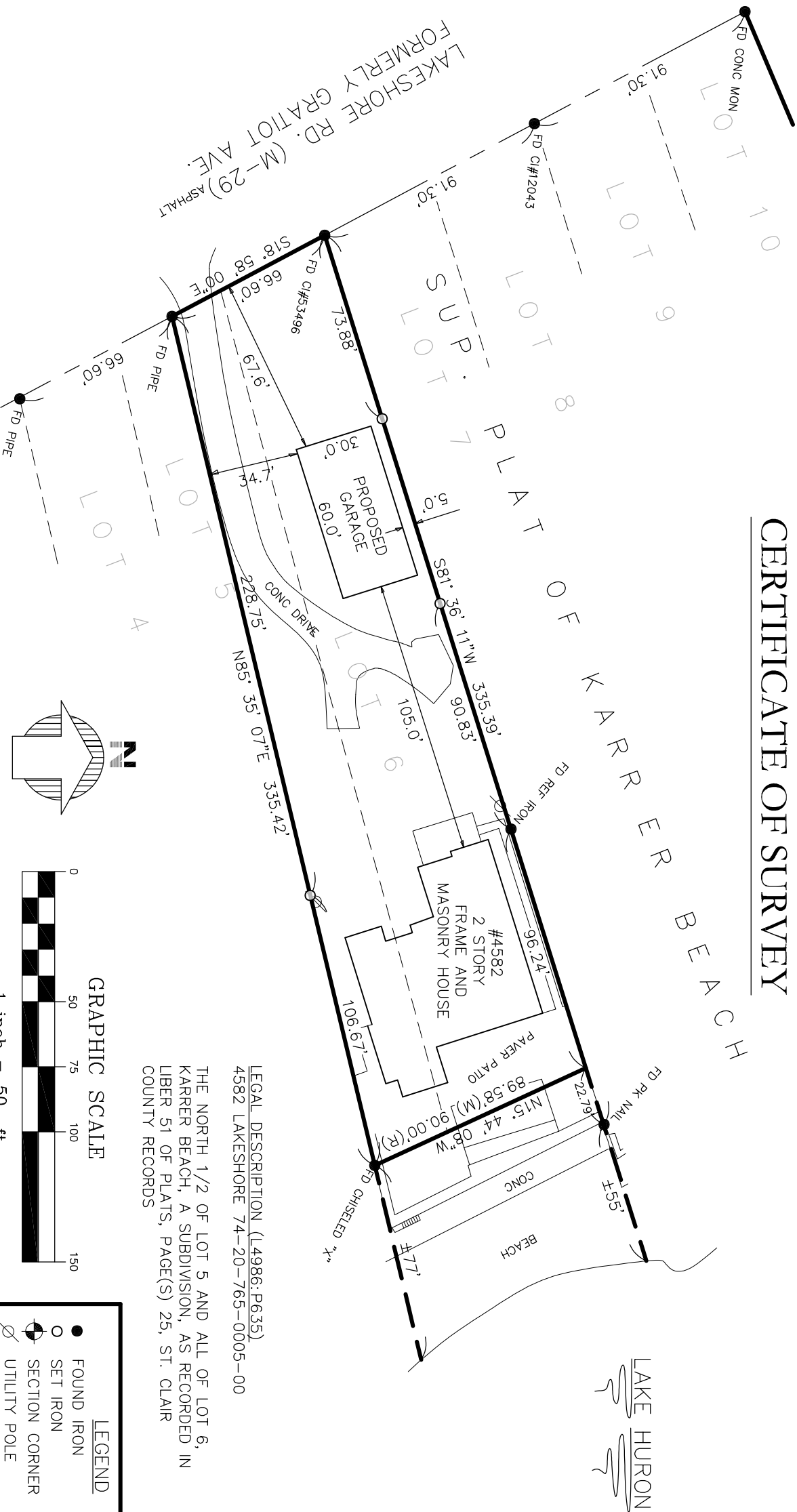
5' NORTH SIDE YARD SETBACK VARIANCE TO ALLOW A 5' SIDEYD SETBACK

Public Hearing Date	Publication Date (not less than 15 days)	Decision	Expiration Date of Approval

Charter Township of Fort Gratiot Code of Ordinances can be accessed at www.municode.com

3720 KEEWAHDIN ROAD, FORT GRATIOT, MICHIGAN 48059 | PH (810) 385-4489 | planning@fortgratiot.us

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION (L4986;P635)
4582 LAKESHORE 74-20-765-0005-00

THE NORTH 1/2 OF LOT 5 AND ALL OF LOT 6,
KARRER BEACH, A SUBDIVISION, AS RECORDED IN
LIBER 51 OF PLATS, PAGE(S) 25, ST. CLAIR
COUNTY RECORDS

GRAPHIC SCALE



1 inch = 50 ft.

LEGEND

- FOUND IRON
- SET IRON
- ⊙ SECTION CORNER
- ⊘ UTILITY POLE
- (M) MEASURED BEARING/DISTANCE
- (R) RECORDED BEARING/DISTANCE
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - FENCE LINE
- - - SECTION LINE
- - - LOT LINE

CERTIFIED TO: DAN HAGY

I, James M. Gorinac, a Professional Surveyor in the State of Michigan do hereby
Certify that the parcel of land described and delineated hereon has been surveyed
under my supervision, that the plat hereon is a true representation of the survey as
performed, that the positional tolerance of all the points established are within the
limits accepted by the practice of professional surveying and that I have fully
complied with the requirements of Section 3, Public Act 132 of 1970 as amended.


James M. Gorinac Surveyors PLLC
5249 Robinwood Dr. Clyde, MI 48049 (810) 300-9915

BOUNDARY SURVEY OF LOT 6 AND THE NORTH
1/2 OF LOT 5, SUP. PLAT OF KARRER BEACH
FT. GRATIOT TWP., ST. CLAIR CO., MICHIGAN

DATE: 3/10/2025
REVISION DATE:
DRAWN BY: J.G.
SCALE: 1" = 50'
FIELD BOOK: 17, PAGE: 45
PAGE: 1 OF 1

JOB NO.: 25-019

JAMES M. GORINAC
PROFESSIONAL SURVEYOR, 41921



TO: Zoning Board of Appeals Members
LOCATION: 4582 Lakeshore Road
ZONING: R-1A Single Family Residential
OWNER(S): Dan and Lisa Hagy

MEETING DATE: Tuesday, April 15, 2025
PARCEL #: 74-20-765-0005-000
MASTER PLAN: Single Family Residential
APPLICANT(S): Dan and Lisa Hagy

Request: 5' north side yard setback variance & Class A Designation for proposed 1,800 square foot detached accessory structure.

Findings of Facts:

- The area was platted in 1934.
- This parcel is a lawfully existing conforming platted lot.
- This property is not within a High-Risk Erosion Area.
- This property is not within a Special Flood Hazard area, FEMA FIRM 07/19/2023, Panel 0237E. base flood elevation is 589.
- The home was built in 2020 and received variances for the construction of the new dwelling in 2019 and for the inground pool in 2023. Due to the line-of-sight setback on the east/lake side and gas and sanitary sewer lines on the west, the building envelope was significantly reduced in comparison to the total lot size.
- The parcel is irregularly shaped at 90' wide on the east/Lake Huron and narrowing to 66' on the west/Lakeshore Road.



Description	Ordinance	Proposed	Request
North side yard – detached garage wall	10' minimum	5'	5' north side yard setback variance
Class A Designation – detached accessory structure			As approved

Considerations:

- There may be a practical difficulty created by the narrowness of the property preventing an adequate turn radius into the south facing doors.
- The average parking space is 19' which requires a maneuver lane of 25'. While this is not a requirement for residential, best practices would provide 44' from the property line to the front of the garage for a vehicle to park outside the garage.
- The proposed accessory structure is consistent with the setbacks of neighboring structures. In April 2024, the property directly south received a 6' variance for a detached accessory structure and a 5' variance for a new dwelling.
- The proposal meets all other requirements.
- The overhang dimension is not shown. If the variance is granted, it should be noted that the variance is to the exterior wall and the overhang on the north cannot exceed 10" per section 38-675.

Reasons for Decision:

-A request may be **granted** upon findings that:

- (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.

-A request may be **denied** upon finding that:

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

Contacts/Communications/Correspondence:

As of April 11, 2025, no correspondence has been received.

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.

CHARTER TOWNSHIP OF FORT GRATIOT
ZBA DEPARTMENTAL REVIEW

FROM: Building Department, Department of Public Works, Fire Department
APPLICANT: Daniel & Lisa Hagy OWNER: Same
LOCATION: 4582 Lakeshore Road Parcel I.D. #: 74-20-765-0005-000
DATE: April 8, 2025 MEETING DATE: Tuesday, April 15, 2025

YES	NO	N/A	BUILDING DEPARTMENT:
	X		1. Will the new construction require additional fire proofing?
	X		2. Will the existing structure require additional fire proofing?

COMMENTS:

RECOMMENDATION:
☐ Deny ☒ Approve ☐ Approve w/conditions ☐ Postpone-additional information requested
Reviewed By: Tom Jobbitt, Building Inspector Date: 04/04/2025

YES	NO	N/A	DEPARTMENT OF PUBLIC WORKS:
	X		1. Are there conflicting or multiple structures?
	X		2. Are there any common service agreements?
			3. If yes, above, are easements/necessary paperwork recorded?
			4. Will the proposed construction interfere with any:
	X		sewer lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		water lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		storm drains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future

COMMENTS:

RECOMMENDATION:
☐ Deny ☒ Approve ☐ Approve w/conditions ☐ Postpone-additional information requested
Reviewed By: Jeff Parent, DPW Assistant Supervisor Date: 04/03/2025

YES	NO	N/A	FIRE DEPARTMENT:
X			1. Is there location and adequacy of water lines and fire hydrants?
	X		2. Are additional on-site fire protection systems necessary?
X			3. Can use or building be serviced, in case of fire, from all sides?
X			4. Is there adequate vehicle access for fire equipment?
	X		5. Are there special conditions which may necessitate further study or information? (i.e., paint, solvents, explosives, unstable chemicals)

COMMENTS:
Recommend to allow.

RECOMMENDATION:
☐ Deny ☒ Approve ☐ Approve w/conditions ☐ Postpone-additional information requested
Reviewed By: Mark Vanderfeyst, Fire Chief Date: 04/04/2025