

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

1. ROLL CALL

PRESENT: Armbruster, Petho (S), Garand (VC), Neese

ABSENT: Eisenhower (C), Marlar

ALSO PRESENT: Courtney Landreville, Recording Secretary
Holly & Tom Price, Fort Gratiot

2. APPROVAL OF AGENDA: May 20, 2025

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

3. APPROVAL OF MINUTES: April 15, 2025

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

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee AJ Armbruster-No updates

5. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Michaela Garand-No meeting last month

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

7. PUBLIC HEARINGS:

ITEM 7-1: VARIANCES/CLASS A DESIGNATION – 4251 Fairway Drive/74-20-505-0025-000:

OWNER/APPLICANT: Tom Price, 4251 Fairway Drive, Fort Gratiot, MI 48059

REQUEST: 9' West rear yard setback variance & Class A Designation

LOCATION: 4251 Fairway Drive

PARCEL ID #: 74-20-505-0025-000

LEGAL: LOTS 42 & 43 MAC TAGGART PLAT

APPLICANT PRESENTATION: *Mr. Price wants to construct an addition on the home to expand a bedroom, move the laundry from the basement and make aging in place easier as time goes on. Many of the existing hallways are very small and expanding the house size would give opportunities to widen the hallways.*

Motion by Petho, supported by Armbruster, to open the public hearing for Item 7-1 at 7:02 P.M. Voice Vote, 4/0.
Public Hearing Open.

PUBLIC HEARING CITIZEN COMMENT: None

Motion by Petho, supported by Neese, to close the public hearing for Item 7-1 at 7:02 P.M. Voice Vote, 4/0.
Public Hearing Closed.

BOARD DISCUSSION: Armbruster mentioned the neighbor also constructing an addition on their house and asked if this addition will protrude further than the neighbors, Mr. Price stated it should be nearly in line.

MOTION 7-1.1 WEST REAR YARD VARIANCE:

Motion by Neese, supported by Armbruster, to grant the request for a 9' west rear yard setback variance for 4251 Fairway Drive, 74-20-505-0025-000, for the following reasons:

Reasons for decision: 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 Armbruster, supported by Garand, to grant the request for a Class A Designation on the existing house and proposed addition for 4251 Fairway Drive, 74-20-505-0025-000, for the following reasons:

Reasons for decision: Continuance thereof would not be contrary to public health, safety, or welfare. The structure does not and is not likely to significantly depress the value of nearby properties.

Voice Vote, 4/0. Motion Passed.

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

Jorja Baldwin recently started a new position with the Chamber, plans to still consult with the township as needed.

11. ADJOURNMENT

Motion by Armbruster, supported by Garand, to adjourn. Vote, 4/0. Time, 7:07 P.M.