

**ZONING BOARD OF APPEALS MEETING**

**June 5, 2025**

**CALL TO ORDER:** The meeting was called to order by Chairperson Bob Neis at 6:00 pm.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

MEMBERS PRESENT: Kim Arter, Bob Neis and Don Nellis

MEMBERS ABSENT: Adam Rosema and Suzanne Hayes

ALSO PRESENT: Zoning Administrator Heidi Tice and Administrative Assistant Melissa Coates

**ELECTION OF OFFICERS:**

- Kim Arter nominated Bob Neis as Chairperson. Don Nellis seconded. Bob Neis was elected Chairperson.
- Kim Arter nominated Don Nellis as Vice-Chairperson. Bob Neis seconded. Don Nellis was elected Vice-Chairperson

**APPROVAL OF AGENDA:**

- Agenda was approved as written.

**APPROVAL OF MINUTES:**

- Mrs. Arter moved to approve the minutes of December 14, 2023 as presented. Mr. Nellis supported the motion. The motion carried.

**PUBLIC COMMENTS ON THE AGENDA: NONE**

**CORRESPONDENCE:**

- **ZA Heidi Tice had nothing to report at this time**
- **Mrs. Arter introduced Ryan Lubbers who is a potential alternate for the Zoning Board of Appeals**
- **Mr. Neis read the hearing rules**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**1. Public Hearing – Variance for parcel # 09-011-400-0013-00 address 1679 Gaylord Dr.**

- Mr. Nellis made a motion to open hearing. Mrs. Arter second. Motion passed.
- Mrs. Arter read the posting for the public hearing.
- Mrs. Arter read a letter from Elizabeth and John Londo (1725 Gaylord) in favor of allowing the variance.
- ~~John~~ JAY Miller owner of 1679 Gaylord presented his reasoning behind wanting to put the shed up. It is not a vacant piece of land but it is an extension of his yard, well kempt. Replacing existing shed.
- ZA. Tice reported on the property and why the meeting was necessary. One parcel is in a subdivision the other is outside of that subdivision. These parcels cannot be combined because a state of Michigan law regarding subdivisions. In order to make these parcels able to be combined the subdivision would have to be redrawn. Too time consuming and costly. The property where the shed is proposed to be built is not big enough to build a dwelling and is technically land locked.

**PUBLIC COMMENTS REGARDING VARIANCE:**

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- Susan Price (1695 Gaylord) neighbor spoke in favor of allowing the variance. Other neighbors have sheds as well
- Jody Miller (1679 Gaylord) resident explained putting the shed on the parcel of land that has the house on it would be cramped and put the shed too close to the house.

**APPLICANT REBUTTAL: NONE****ZBA DELIBERATION:**

Mrs. Arter made a motion to close the public meeting. Mr. Nellis second. Motion passed. Mrs. Arter commented that this is an odd situation. And that it is a hardship not created by the owner. Mr. Nellis stated that to put the shed on the front parcel it would be very tight. Mr. Neis read through ordinances 19.04 A1, B & D. and 19.04 A6. Mrs. Arter made motion based on Section 19 and extraordinary hardship on land to approve the variance. Mr. Nellis second. Motion passed.

**OTHER BUSINESS:**

- Mrs. Arter thanked Heidi for putting the check list in the survey packet as it was helpful.

**BOARD COMMENTS: NONE****PUBLIC COMMENTS:**

- Eric Anderson (2530 Wisconsin) asked if this comes up in the future, can there be a condition on it? Restriction that property has to stay with owner or parcel with dwelling on it. ZA Tice stated this is the only one in the township. Also, this particular property does have that in the deed.

**ADJOURNMENT:**

Mrs. Arter moved to adjourn the meeting. Mr. Nellis supported the motion. The motion passed. The meeting adjourned at approximately 6:40 pm.

Submitted by: Kim Arter, ZBA Secretary