

ZONING BOARD OF APPEALS MEETING**January 12, 2026**

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, Don Nellis, Suzanne Lockwood Hayes, Adam Rosema

MEMBERS ABSENT: None

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

ELECTION OF OFFICERS:

- Suzanne Lockwood Hayes nominated Bob Neis as Chairperson. Kim Arter seconded. Bob Neis was elected Chairperson.
- Kim Arter nominated Adam Rosema as Vice-Chairperson. Don Nellis seconded. Adam Rosema was elected Vice-Chairperson.

APPROVAL OF AGENDA:

- Agenda was approved as written.

APPROVAL OF MINUTES:

- Mrs. Hayes made a motion to approve the minutes of June 5, 2025 with the amendmant of changing the typo of John Miller to Jay Miller. 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**
- **Mr. Neis read the hearing rules**

UNFINISHED BUSINESS: NONE**NEW BUSINESS:****1. Public Hearing – Variance for parcel # 09-310-000-0024-00 address 1433 Glenwood Ave.**

- Mrs. Arter made a motion to open hearing. Mr. Rosema second. Motion passed.
- Mrs. Arter read the posting for the public hearing.
- Mrs. Arter stated that 1 resident came into the township hall to look over the information regarding the hearing, while 2 residents called and requested information be sent to them via email.
- Mrs. Arter read a letter from Mike and Dani Zizak (1437 Glenwood Ave.) against allowing the variance.
- Mrs. Arter read a letter from an anonymous resident against allowing the variance.
- ZA Tice reported on the property and why the hearing was necessary. She explained the rule of averaging of buildings around a lake and that the placement where Mr. Dyer wants to put his home would be in violation because of that. She explained to Mr. Dyer that the proper steps would be to claim a hardship and request a ZBA hearing. Which he did.
- Trent Dyer spoke on behalf of his partents Dennis and Cookie (Ruth Anne) Dyer (795 Mariwood Dr.) that the hardship is that the property is next to a park. He stated that the property on the other side of the park had their house closer to the lake and should be afforded the same, since they were also next to the park. He mentioned that the house was going to be a one-story home that will not be overbearing to the asthetic of the area.

PUBLIC COMMENTS REGARDING VARIANCE:

- No public comment in favor of allowing the variance.
- Dani Zizak (1437 Glenwood Ave.) resident stated she does not believe it is a hardship, but a desire to be closer to the lake. Looking at the law of average and the site, putting the new house significantly in front of the park restroom, should not be allowed.

APPLICANT REBUTTAL:

- Trent Dyer spoke that what makes it a hardship is the park. He doesn't want the front of the house view to be that of the park bathroom. They want to move the home approximately 50ft closer. The lot has plenty of room and they are willing to work with anyone.

ZBA DELIBERATION:

Mrs. Arter made a motion to close the public meeting. Mr. Rosema seconded. Motion passed.

Mrs. Arter commented that moving the home more forward feels like he is creating a hardship due to the park, as it would be even with the playground and pavilion which is very noisy in the summer months. Mr. Nellis agreed. Mr. Rosema stated that allowing for the variance would obstruct the home at 1437. Mr. Neis said the ordinance says lake front view is straight forward and not to the side. Mrs. Arter asked if the house on the otherside of the park is closer. ZA Tice responded that it might be, it's based on the high water line, but hasn't been measured since it was not an adjacent parcel. Mr. Nellis asked for clarification on the letter from Dennis Dyer as moving the house forward would put it closer to park activity, seems more of a hardship. Trent Dyer, yes to bring the house closer to the playground and pavilion instead of the restroom. Mr. Neis said he is struggling because of the word hardship. He doesn't feel it is a hardship. Mrs. Hayes asked if the existing house could be added on to. ZA Tice said yes it could be. Mr. Nellis asked if allowing the variance would have adverse effect on adjacent properties. He believes it does by it lessening the other properties values.

Mrs. Hayes made a motion to deny the request for the variance at 1433 Glenwood due to no hardship. Mr. Nellis second motion.

ROLL CALL VOTE:

YAY: Kim Arter, Bob Neis, Don Nellis, Suzanne Lockwood Hayes, Adam Rosema

NAY: NONE

Motion Carried. Request for variance at 1433 Glenwood due to hardship was denied.

OTHER BUSINESS:

- Mr. Nellis would like to see the bylaws for ZBA. ZA Tice said she can provide him with a copy.

BOARD COMMENTS: NONE

PUBLIC COMMENTS: NONE

ADJOURNMENT:

Mrs. Hayes moved to adjourn the meeting. Mr. Rosema supported the motion. The motion passed. The meeting adjourned at approximately 6:50 pm.

Submitted by: Kim Arter, ZBA Secretary