

Cato Township Zoning Board of Appeals (ZBA)
Meeting Minutes
February 2, 2023

The Cato Township Zoning Board of Appeals met on Thursday February 2, 2023, at the Lakeview Community Center.

Meeting called to order:

Stevens called the meeting to order at 6:55pm.

Members present:

Duane Stevens, Chairman
Larry Gilbert, Cato Board Supervisor
Brandi Clark-Hubbard, Recording Secretary

Others present:

David Kelsey, Cato Zoning Administrator
4 members of the public

Approval of December 29, 2022 Minutes

Motion by Clark-Hubbard supported by Stevens to accept the prior meeting minutes as presented. Motion carried.

Public Hearing – Variance Request 6199 Bass Beach Drive:

- Property owners Chris and Vickie Moon were present to discuss their variance application for a garage side yard setback from 15 feet to 10 feet and 29 feet to 10 feet.
- Gilbert stated there were no complaints from the neighbors whom he sent notification letters prior to the hearing.
- The board thanked the Moons for thoroughly filling out the variance application and discussed the irregular shaped lot size/unique circumstances.
- Gilbert noted the subdivision plat was done in the 1920's and likely needs to be re-surveyed.
- The variance application noted that on the other side of Townline Lake in Honeymoon Heights, the zoning regulations allow for 5 ft setbacks; however, this provision was not extended to the other side of the lake.

New Business:

- Variance Request – 6199 Bass Beach Drive. The board agreed that the variance application meets the standards of review for granting a variance. Motion by Gilbert, supported by Clark-Hubbard to grant the variance. All in favor, motion carried.
- Copy of ZBA approval noted on original zoning application and provided to the Moons.

Old Business:

- ZBA alternate members – no discussion
- Minute book – no discussion
- Fees – no discussion

Adjournment:

There being no further business to come before the ZBA, the meeting adjourned at approximately 7:15pm.

Recorded by:
Brandi Clark-Hubbard
Recording Secretary, Cato Township Zoning Board of Appeals