

CATO TOWNSHIP

ZONING BOARD OF APPEALS

MEETING MINUTES

DATE: 02.21.25

TIME: 5:00PM

309 S. LINCOLN, LAKEVIEW MI

PLEDGE OF ALLEGIANCE

ROLL CALL

BEN STOUT

GINGER IMHOFF

JOE MAIN

DAVE KELSEY, ZONING ADMINISTRATOR

APPROVE AGENDA

MOTION #1	STOUT	SUPPORT	MAIN	YES 3	NO 0
Motion to approve the agenda.					

APPROVE MINUTES

MOTION #2	STOUT	SUPPORT	Main	YES 3	NO 0
Motion to approve the minutes from 01/09/25 meeting.					

Election of Officers

NEW BUSINESS

MOTION #3	STOUT	SUPPORT	Imhoff	YES 3	NO 0
Motion to Elect Joe Main as chairman of the zoning board of appeals.					

Eli Schrock Variance Request

PLEASE TAKE NOTICE that the zoning board of appeals for Cato Township, Montcalm County, Michigan will hold a special meeting and public hearing on February 21, 2025, at 5:00 p.m. at the township community center, 309 S. Lincoln Ave, Lakeview, MI 48850. The purpose of the special meeting and public hearing will be to consider:

- (1) a non-use variance request involving property located at 7682 N. Greenville Rd, Lakeview, MI 48850 (parcel no. 004-027-004-00) for side yard setbacks to 80ft
- (2) sidewall height 16ft *
- (3) peak at 27.1ft, any other business that may come before the zoning board of appeals. *

OPEN PUBLIC HEARING

5:04 pm

Several adjacent property owners and neighbors spoke in favor of granting the variance. Many praised Eli's business for the economic value it brings to the area, as well as his commitment to maintaining a neighbor-friendly operation. Multiple speakers also acknowledged the substantial investment Eli has already made and the hardship he would face if required to comply with the full setback requirements.

CLOSE PUBLIC HEARING

5:36 PM

BOARD DISCUSSION

***(2) Side Wall Height and (3) Peak Height do not require a variance as it is considered an agricultural building.**

Key justifications for the variance include Eli's significant infrastructure investment, with approximately \$130,000 already spent on driveways, a cement slab, and a sawdust ramp. Additionally, the property originally had wet conditions and drainage problems, and another substantial investment was made to bring in fill to elevate the area.

Support from landowners/neighbors acknowledged the substantial investment Eli has already made and the hardship he would face if required to comply with the full setback requirements.

1. **The Issue with the Property is Unique:** This is a nonconforming structure that was originally granted a setback variance of 80 feet, compared to the 150-foot requirement at the time of construction. The current setback requirement has since increased to 200 feet. The structure cannot be torn down and rebuilt as a conforming structure in the same location.
2. **Not a Common Problem:** The existing infrastructure does not have sufficient space to rebuild in compliance with current setbacks. Reconstructing the structure to meet those setbacks would result in significant cost rebuilding the infrastructure and significant loss of time and money put into the existing infrastructure.
3. **Fair Property Use:** Many praised Eli's business for the value it brings to the area as a neighbor-friendly operation.
4. **The variance will NOT be detrimental to adjacent property and the surrounding neighborhood:** Adjacent property owners are in full support of the variance.
5. **The variance will not impair the intent and purpose of this Ordinance:** The board finds there is reasonable evidence of practical difficulty or unnecessary hardship in the official record of the hearing and that all the (above) conditions are met.

BOARD
DECISION

MOTION #4	IMHOFF	SECOND	STOUT	YES 3	NO 0
A motion was made to approve the requested side yard setback variance to 80 feet for the property located at 7682 N. Greenville Rd., Lakeview, MI 48850 (Parcel No. 004-027-004-00), based on <u>Section 15.03 Standards Of Review</u> in the Cato Township Zoning Ordinance 2022.					
Roll Call: Imhoff, Stout, Main					

OLD BUSINESS

none

PUBLIC
COMMENT

Comments from several residents, with neighboring properties, gave their full support for this variance and thanked the board for their decision.

MOTION #5	IMHOFF	SECOND	STOUT	YES 3	NO 0
A motion to adjourn was passed, and the meeting concluded at 5:48 PM.					

Ginger Imhoff, Cato Township Clerk