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**Zoning Board of Appeals**

**Community Development Dept.**  
**Director**  
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**Zoning Administrator**  
Joel Haviland  
**Planning & Permit Technician**  
Jessica Plesko

*Clinton County Courthouse*  
*100 East State Street, Suite 1300*  
*St. Johns, Michigan 48879-1571*  
*(989) 224-5180*

**ZONING BOARD OF APPEALS AGENDA**  
**Meeting of April 19, 2022 – 6:00 P.M.**  
**Clinton County Commissioners' Chambers, 2nd floor**

1. **Call to Order and Roll Call –**
2. **Pledge of Allegiance –**
3. **Approval of Agenda –**
4. **Approval of Zoning Board of Appeals Meeting Minutes –**
  - February 15, 2022
5. **Communications –**
6. **Public Comments –**
7. **Old Business –**
8. **New Business –**

**A. ZC-02-22 VR – Application for a Variance**

An application for a variance has been submitted by Daniel Whitmore. The applicant is requesting a 409-foot variance to Section 3.2.F of the Zoning Ordinance; specifically, to exceed the 4 to 1 (lot depth to width) ratio. The proposed parcel would have 1,321 feet of depth where 912 feet would be the normal allowed depth based upon the parcel width (228 feet) at the road right-of-way. The subject property is located on the south side of W. Chadwick Road, approximately ¼ (one-quarter) mile east of Francis Road in Section 34 of Riley Township (Parcel ID# 130-034-200-015-51).

**B. ZC-03-22 VR – Application for a Variance**

An application for a variance has been submitted by Kevin Shelle. The applicant is requesting a variance to Section 7.19.D.1 of the Zoning Ordinance to allow over

a 50% expansion of a non-conforming structure at the location of 6484 S. Chandler Road in Section 12 of Olive Township (Parcel ID# 110-012-400-001-00).

NOTE: *The existing home sits 18 feet from the Chandler Road right-of-way where a 50-foot setback to the right-of-way is the current standard.*

*The Zoning Ordinance allows up to a 50% first floor expansion of a non-conforming structure. The applicant proposes a 228% square foot addition/expansion to the home (i.e., the applicant is requesting a 178% variance to Section 7.19.D.1).*

**C. ZC-04-22 VR – Application for a Variance**

An application has been submitted by Adam Baudoux. The applicant has requested a variance to Section 3.1.2.D and 4.1.A of the Zoning Ordinance to build an addition to attach the existing garage with the home where the garage would now need to meet the home/attached garage side yard setback requirement of 20 feet (where the existing detached garage is set-back 12 feet from the south property line (i.e., an 8-foot side yard setback variance). The subject property is located at 5642 N. Lowell Road in Section 23 of Essex Township (Parcel ID# 080-023-200-014-00).

**9. Other Business –**

**A.** Recap of Training Workshop (March 15, 2022)

**B.** Training Discussion – Basic Conditions A.2, A.3 & A.4

**10. Community Development Director’s Report –**

**11. Adjournment –**