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Clinton County
Zoning Board of Appeals

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

Clinton County Courthouse
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St. Johns, Michigan 48879-1571
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ZONING BOARD OF APPEALS AGENDA
Meeting of August 17, 2021 – 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 –**
 - June 15, 2021
5. **Communications –**
6. **Public Comments –**
7. **Old Business –**
8. **New Business –**

A. ZC-07-21 VR – Application for a Variance

An application for a variance has been submitted by Chad Reust. The applicant has requested a variance to Section 501.F.2.e of the Zoning Ordinance to allow more than twenty percent (20%) of an accessory structure between the house and the public right-of-way (road). The subject property is located at 2727 W. Lehman Road in Olive Township (Parcel ID# 110-029-200-019-00).

B. ZC-08-21 VR – Application for a Variance

An application for two (2) variances has been submitted by the Herbert and Virginia Bohley Trust (Lorie Devereaux) to create a new parcel. (1) A 136.24-foot variance to create the parcel with 193.76 feet of frontage/width at the road right-of-way (where 330 feet is the Ordinance standard under Section 432). (2) A 557.2-foot variance to exceed the 4 to 1 (lot depth to width) ratio under Section 433.E. The proposed parcel would have 1,332.18 feet of depth where 775 feet would be the Ordinance standard based on the parcel width (193.76 feet) at the road right-of-

way. The subject property is located at 3301 E. Townsend Road in Section 24 of Bingham Township (Parcel ID# 030-024-200-005-50).

C. ZC-09-21 VR – Application for a Variance

An application for a variance has been submitted by the Harold and Lois Bracey Trust (Lois Bracey). The applicant is requesting a 215-foot variance to Section 433.E of the Zoning Ordinance; specifically, to exceed the 4 to 1 (lot depth to width) ratio. The proposed parcel would have 935 feet of depth where 720 feet would be the normal allowed depth based upon the parcel width (180 feet) at the road right-of-way. The subject property is located at 5500 S. Hollister Road in Section 2 of Victor Township (Parcel ID# 140-002-400-005-50).

D. ZC-10-21 VR – Application for a Variance

An application for a variance has been submitted by Chris and Howard Heyboer. The applicants are requesting a 4.69-acre variance to Section 432 of the Zoning Ordinance; specifically, to the minimum parcel size. The proposed parcel would be 5.31 acres in size where 10 acres is the Ordinance standard. The subject property is located on the south side of W. Lehman Road at 4354 W. Lehman Road in Section 24 of Riley Township (Parcel ID# 130-024-400-015-00).

9. Other Business –

10. Community Development Director's Report –

11. Adjournment –