

Chairperson
Gail Watkins
Vice-Chairperson
Beth Botke
Secretary

Members
Greg Armbrustmacher
Rex Ferguson
Roni Christmas
Alternate
Logan Byrne



Clinton County Zoning Board of Appeals

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

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

ZONING BOARD OF APPEALS AGENDA Meeting of February 21, 2023 – 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. Election of Officers for 2023 –

**Current Officers (2022):*

- Chairperson: Gail Watkins
- Vice-Chairperson: Beth Botke
- Secretary: N/A

5. Approval of Zoning Board of Appeals Meeting Minutes –

- December 20, 2022

6. Communications –

7. Public Comments –

8. Old Business –

9. New Business –

A. **ZC-01-23 VR** – Application for a Variance

An application for a variance has been submitted by Jerad Marble. The applicant is requesting a 165-foot variance to Section 3.1.2.D of the Zoning Ordinance; specifically, to reduce the minimum lot width at the road right-of-way. The proposed parcel would have 165-foot width where 330 feet is the normal required minimum width at the road right-of-way. The applicant is also requesting three (3) additional variances to Section 3.2.F of the Zoning Ordinance; specifically, to exceed the 4 to 1 lot depth-to-width ratio. Each of the three (3) proposed parcels would have 2,640 feet of depth where 1,980 feet would be the normal allowed depth based upon the proposed parcel width of 495 feet (i.e., a 660-foot depth variance); where 660 feet would be the normal allowed depth based upon the proposed parcel width of 165 feet (i.e., a 1,980-foot depth variance); and where 1,320 feet would be the normal allowed depth based upon the proposed parcel

width of 330 feet (i.e., a 1,320-foot depth variance). The subject vacant property is located approximately 1/3 (one-third) mile south of W. State Road in Section 32 of Eagle Township (Parcel ID# 070-032-200-015-00).

Note: *As part of this variance request, the applicant is proposing to divide one (1) existing conforming parcel into three (3) parcels.*

10. Other Business –

11. Community Development Director's Report –

12. Adjournment –