

**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.**  
**Planners**  
Raphael Kasen / Jeff Keesler  
**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 July 18, 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. **Approval of Zoning Board of Appeals Meeting Minutes –**
  - April 18, 2023
5. **Communications –**
6. **Public Comments –**
7. **Old Business –**
8. **New Business –**

**A. ZC-03-23 VR – Application for a Variance**

An application for a variance has been submitted by David and Pamala Feldpausch. The applicants are requesting a 929-square foot variance to Section/Table 4.1.H – “Maximum Floor Area of Accessory Buildings” of the Zoning Ordinance; specifically, to have 5,929 square feet of detached accessory structure storage on a property that is 4.1 acres in size. (The Ordinance standard is that a residential property that is 4.1 acres in size is limited to 5,000 square feet of detached accessory structure storage.) The subject property is located at 4254 W. Jason Road in Section 12 of Riley Township (Parcel ID# 130-012-400-030-00).

**B. ZC-04-23 VR – Application for a Variance**

An application for a dimensional variance has been submitted by Ron Leny, representing the Leny Family Trust. The applicant is requesting a front yard setback variance of approximately 10 feet and a side yard variance of 5 feet for the purpose of constructing an attached, two-story garage on the northwest side of the property. Per the District Summary Table, a 40-foot front yard setback and a 10-foot side yard setback are required in the R-1 District. The subject property

is located at 9258 Oakdale Drive in Section 28 of Victor Township (Parcel ID# 140-028-200-105-00).

**C. ZC-05-23 VR – Application for a Variance**

An application for a dimensional variance has been submitted by Doug Burt and Judith Gutzman. The applicants are requesting a 25-foot front yard setback variance for the construction of a new single-family residence and attached garage. Per the District Summary Table, R-1 District zoning regulations require a 40-foot minimum front yard setback. The applicants are requesting a reduction in the minimum front yard setback from 40 feet to 15 feet. The subject property is located on Oakdale Drive in Section 28 of Victor Township (Parcel ID# 140-150-000-029-60).

**9. Other Business –**

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

**11. Adjournment –**