



**Zoning Board of Appeals**  
**Gratiot County Department of Community Development**  
**214 E Center St., Ithaca, MI 48847**  
**Phone (989) 875-5201**

### **Agenda of the June 5<sup>th</sup>, 2025 Meeting**

The Gratiot County Zoning Board of Appeals Meeting will be **Thursday, June 5<sup>th</sup>, 2025** beginning at **4:00p.m.** in the Board of Commissioner's Room at Gratiot County Courthouse, 214 E Center St., Ithaca, MI 48847.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of **May 8<sup>th</sup>, 2025** Minutes
6. Election of Officers
  - a. Chair
  - b. Vice Chair
  - c. Secretary
7. Public Comment
8. Variance Request of Chapter 4.5 C for Parcel #03-028-013-10
  - a. Open Public Hearing
  - b. Explanation of Variance Request
  - c. Report from Zoning Administrator
  - d. Open Hearing to Public Comment
  - e. Close Hearing to Public Comment
  - f. Discussion/Questions
  - g. Vote to Approve/Approve with Conditions/Deny Variance Request of Chapter 4.5C for Parcel#03-028-013-10
9. Old Business
10. New Business
11. Committee and Special Reports
12. General Comments from Public for Items Not on Agenda
13. Adjournment



**Zoning Board of Appeals**  
**Gratiot County Department of Community Development**  
214 E Center St., Ithaca, MI 48847  
Phone (989) 875-5201

**Proposed Minutes of the May 8<sup>th</sup>, 2025 Meeting**

The Gratiot County Zoning Board of Appeals held a meeting **Wednesday, May 8<sup>th</sup>, 2025** beginning at **4:00 pm** in the **Board of Commissioner's Room at Gratiot County Courthouse, 214 E Center St., Ithaca, MI 48847.**

1. **Call to Order** at 4:00pm
2. **Pledge of Allegiance**
3. **Roll Call:**
  - Present: Maureen Murphy, Mares Vanderploeg, Lisa Christensen**
  - Absent: L. Quinn Lincoln-Keon**
4. **Approval of the Agenda:**

Board Action: Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to approve Agenda. Motion Carried 3-0-1.
5. **Approval of December 8<sup>th</sup>, 2025 Minutes:**

Board Action: Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to approve minutes. Motion Carried 3-0-1.
6. **Variance Request of Chapter 2 Section 3C & 3E**
  - a. **Open Public Hearing at 4:01pm**
  - b. **Explanation**
  - c. **Report from Zoning Admin**
    - i. **See Attached**
  - d. **Open Hearing to Public Comment at 4:21pm**
  - e. **Closed Hearing to Public Comment at 4:26pm**
  - f. **Discussion and Questions**
  - g. Board Action: Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to Approve a Variance from the required maximum ground area occupied by solar panels and associated paved surfaces of twenty (20) percent of lot size on the condition that a new site plan be submitted to the Zoning Administrator that shows compliance with Chapter 2.11 Section C1 General Requirement B is included (screening requirement), Chapter 2.11 Section C3. Ground-Mounted Solar Panels D is included (drainage plan requirement), Chapter 2.11 Section C3. Ground-Mounted Solar Panels F is included (screening

requirement) as all other basic conditions listed in Chapter 2.11 Section C1. General Requirements, Chapter 2.11 Section C3. Ground-Mounted Solar Panels, and Chapter 17.4 A. 3a Non-Use Variances are satisfied. Motion Carried 3-0-1.

- h. Board Action:** Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to Approve a 2-foot variance from the required 8-foot maximum ground-mounted panel height, measured from grade to the top of the panel on the condition that a new site plan be submitted to the Zoning Administrator that shows compliance with Chapter 2.11 Section C1 General Requirement B. is included (screening requirement), Chapter 2.11 Section C3. Ground-Mounted Solar Panels D is included (drainage plan requirement), Chapter 2.11 Section C3. Ground-Mounted Solar Panels F is included (screening requirement) as all other basic conditions listed in Chapter 2.11 Section C1. General Requirements, Chapter 2.11 Section C3. Ground-Mounted Solar Panels, and Chapter 17.4 A. 3a Non-Use Variances are satisfied. Motion Carried 3-0-1.

**i. Closed Public Hearing at 4:31pm**

- 7. Old Business:**
- 8. New Business:**
- 9. Committee and Special Reports:**
- 10. Adjournment:**

Board Action: Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to adjourn at **4:40pm**. Motion Carried 3-0-1.

Minutes respectfully submitted by Diandra Messer, recording secretary.

\_\_\_\_\_

X

\_\_\_\_\_

Date

Minutes respectfully Accepted by, Secretary.

\_\_\_\_\_

X

\_\_\_\_\_

Date



Department of Community Development  
Gratiot County Courthouse  
214 E Center St., Ithaca, MI 48847  
Phone (989) 875-5201 -Fax (989) 875-5260

Application for Variance

Procedure: Submit this completed application and 12 copies of a detailed site plan with the fee of \$445.00 to the Gratiot County Permits Office. The Zoning Board of Appeals will then schedule a Public Hearing to decide upon the request for a Variance. All adjacent property owners of the parcel in question will be notified and encouraged to attend the Public Hearing to state opinions. Notice of the Public Hearing will be published in the Gratiot County Herald.

Date: 5-17-25  
Applicant Name: Olen Martin  
Address: 8369 Grenland Rd Bannister, MI 48807  
Phone: (574) 536-3676  
Zoning of the Property: AG District  
Legal Description of the property: \_\_\_\_\_

Zoning Ordinance Article and Section Number: 4.5 C Front Yard (pg. 56)  
Names and Address' of Adjacent Property Owners: \_\_\_\_\_

Applicant Signature: Olen Martin Date: 5-17-25

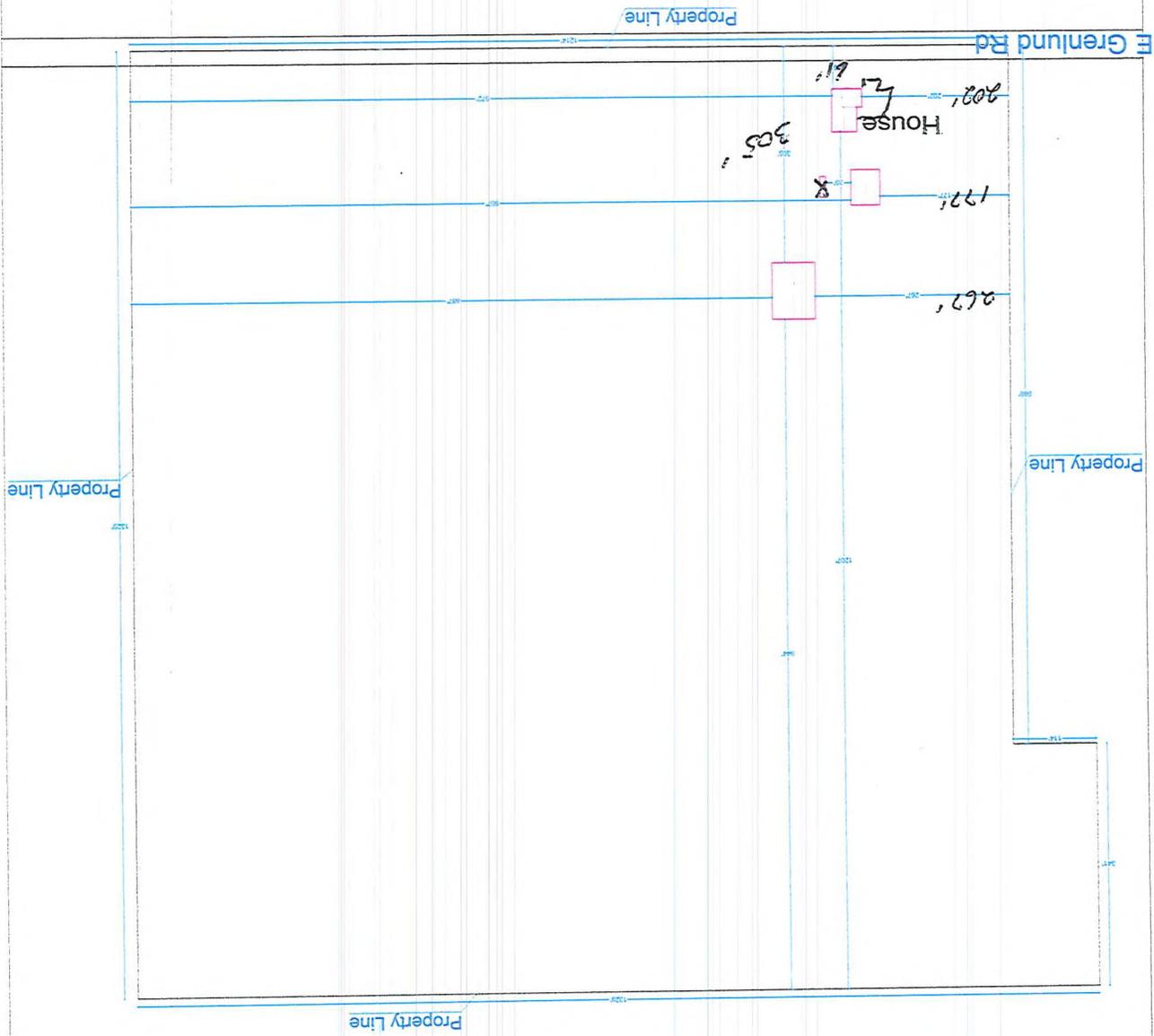
Department Use Only: \_\_\_\_\_

Case No.: \_\_\_\_\_ Request: Approved/Denied Date: \_\_\_\_\_

Zoning Official Signature: \_\_\_\_\_



ADDRESS: 8369 E Grenlund Rd, Bannister, MI 48807, USA  
 Scale: 1"=150'  
 THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE  
 Land: 37.75 AC  
 House: 2620 SF  
 This work product represents only generalized locations of  
 features, objects or boundaries and should not be relied upon  
 as being legally authoritative for the precise location of any  
 feature, object or boundary.



Dlen Martin



GRATIOT COUNTY TREASURER  
 TERRI BALL  
 214 EAST CENTER STREET  
 ITHACA MI 48847

Delinquent Tax for Property Number:  
 03-028-013-10

TAXPAYER NOTE: Are your name & mailing address correct? If not, please contact your local unit. Thank You.

Due if paid by	03/31/25	2,403.05
Due if paid by	04/30/25	2,425.93
Due if paid by	05/31/25	2,448.82

OS MARTIN EXCHANGE REAL ESTATE LLC

68298 COUNTY RD 13  
 NAPPANEE IN 46550

Amount Remitted: \_\_\_\_\_

*Roger Slavic 989-847-2210*

Property Owner:  
 OS MARTIN EXCHANGE REAL ESTATE LLC  
 Property Address:  
 8369 E GRENLUND RD

Make check payable to GRATIOT COUNTY TREASURER

Please detach along perforation. Keep the bottom portion for your records.

Pay this tax to:  
 GRATIOT COUNTY TREASURER  
 214 EAST CENTER STREET  
 ITHACA MI 48847  
 989-875-5220  
 HTTP://WWW.GRATIOTMI.COM  
 OS MARTIN EXCHANGE REAL ESTATE LLC  
 68298 COUNTY RD 13  
 NAPPANEE IN 46550

DELINQUENT TAXES DUE				
TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 03/31/25	TOTAL DUE IF PAID BY 04/30/25	TOTAL DUE IF PAID BY 05/31/25
2024	2,288.62	2,403.05	2,425.93	2,448.82
<b>TOTAL</b>		<b>2,403.05</b>	<b>2,425.93</b>	<b>2,448.82</b>

**PROPERTY INFORMATION**

Property Number: 03-028-013-10  
 School Dist: OVID/ELSIE  
 Property Address: 8369 E GRENLUND RD

**LEGAL DESCRIPTION:**

PA 116 L 750 P 1053 CONTRACT NO 29-14400A-123119 A PARCEL IN THE SE 1/4 OF THE NW 1/4 OF SEC 28, T9N-R1W, ELBA TWP, GRATIOT COUNTY, MICHIGAN DESCRIBED AS BEGGING AT A POINT THAT IS S90 DEG 00' 00"E ON THE E & W 1/4 LINE OF SEC 28 A DISTANCE OF 1432.05 FT FROM THE W 1/4 CORNER OF SAID SEC 28: THENCE N00 DEG 30' 44" E 800 FT. THENCE N 80 DEG 00' 00" W 80 FT \*\*\* BALANCE OF DESCRIPTION ON FILE \*\*\*

03/25/25

-IF YOU ARE IN BANKRUPTCY THIS NOTICE IS FOR INFORMATION ONLY  
 -GRATIOT COUNTY TREASURER'S OFFICE IS NOT RESPONSIBLE FOR PAYMENTS MADE ON WRONG DESCRIPTION.  
 -IF YOU HAVE AN ESCROW AND RECEIVE THIS BILL, PLEASE CONTACT YOUR ESCROW COMPANY REGARDING ANY ISSUES.  
 -WE ACCEPT PARTIAL PAYMENTS.  
 -ALL CHECKS MUST CLEAR OR PAYMENT WILL BE VOIDED  
 -IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT OUR OFFICE AT (989)875-5220  
 -TO PAY BY CREDIT/DEBIT CARD, SCAN QR CODE BELOW OR GO TO  
<https://www.securedpaymentgateway.com/States/MI/Gratiot>



GRATIOT COUNTY TREASURER  
 TERRI BALL  
 214 EAST CENTER STREET  
 ITHACA MI 48847

Delinquent Tax for Property Number:  
 03-015-012-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please contact your local unit. Thank You.

Due if paid by	03/31/25	189.96
Due if paid by	04/30/25	191.77
Due if paid by	05/31/25	193.58

MARTIN OLEN R & SHERILYN J  
 68298 CO ROAD 13  
 NAPPANEE IN 46550

Amount Remitted: \_\_\_\_\_

Property Owner:  
 MARTIN OLEN R & SHERILYN J  
 Property Address:  
 8750 S BARRY RD

Make check payable to GRATIOT COUNTY TREASURER

Please detach along perforation. Keep the bottom portion for your records.

Pay this tax to:  
 GRATIOT COUNTY TREASURER  
 214 EAST CENTER STREET  
 ITHACA MI 48847  
 989-875-5220  
 HTTP://WWW.GRATIOTMI.COM  
 MARTIN OLEN R & SHERILYN J  
 68298 CO ROAD 13  
 NAPPANEE IN 46550

DELINQUENT TAXES DUE				
TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 03/31/25	TOTAL DUE IF PAID BY 04/30/25	TOTAL DUE IF PAID BY 05/31/25
2024	180.91	189.96	191.77	193.58
<b>TOTAL</b>		<b>189.96</b>	<b>191.77</b>	<b>193.58</b>

**PROPERTY INFORMATION**  
 Property Number: 03-015-012-00  
 School Dist: ASHLEY  
 Property Address: 8750 S BARRY RD  
 LEGAL DESCRIPTION:  
 WD L 481 P 493 NW 1/4 OF NW 1/4 SEC 15-9-1.  
 40 A. ELBA TWP., GRATIOT COUNTY.

-IF YOU ARE IN BANKRUPTCY THIS NOTICE IS FOR INFORMATION ONLY  
 -GRATIOT COUNTY TREASURER'S OFFICE IS NOT RESPONSIBLE FOR PAYMENTS MADE ON WRONG DESCRIPTION.  
 -IF YOU HAVE AN ESCROW AND RECEIVE THIS BILL, PLEASE CONTACT YOUR ESCROW COMPANY REGARDING ANY ISSUES.  
 -WE ACCEPT PARTIAL PAYMENTS.  
 -ALL CHECKS MUST CLEAR OR PAYMENT WILL BE VOIDED  
 -IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT OUR OFFICE AT (989)875-5220  
 -TO PAY BY CREDIT/DEBIT CARD, SCAN QR CODE BELOW OR GO TO  
<https://www.securedpaymentgateway.com/States/MI/Gratiot>



03/25/25



Gratiot GIS Authority



Map Publication:  
05/29/2025 1:38 PM



**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

1. Review - Shall hear and decide appeals from and review any order, requirement, decision, or determination made by the Zoning Administrator in the administration of this Ordinance.
2. Interpretation - Shall have the power to:
  - a. Hear and decide upon requests for the interpretation of the provisions of this Ordinance.
  - b. Determine the precise location of the boundary lines between zoning districts when there is dissatisfaction with a decision regarding said subject made by the Zoning Administrator.
  - c. Classify a use that is not specifically mentioned along with a comparable permitted or prohibited use for the purpose of the use regulations in any zoning district.
3. Variances
  - a. Non-Use Variances. The Zoning Board of Appeals shall have the power to authorize upon appeal specific variances from such dimensional requirements as lot area and width regulations, building height and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Ordinance when all the basic conditions listed below are satisfied.
    - i. Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Ordinance.
    - ii. Will not cause any adverse effect to property in the vicinity or in the Zoning District or the County.
    - iii. Is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
    - iv. Relates only to property that is under control of the applicant.
    - v. Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act or omission of the applicant.
    - vi. Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Ordinance.

- F. One (1) farm-related dwelling in addition to the principal farm dwelling, and on the same parcel as the farm dwelling.
- G. Cellular or wireless transmission towers.

**SECTION 4.5 DISTRICT REGULATIONS**

The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

- A. **Lot Area:** The minimum lot size in this District shall be forty (40) acres, except as noted in subsection 4.5, A, 1 & 2 below.
  - 1. Each parent parcel of forty (40) acres or greater, or each parcel legally described and identified by a Gratiot County parcel identification number that is less than forty (40) acres existing prior to November 19, 1999 shall be permitted to divide into the number of lots or parcels otherwise permitted by the Land Division Act, Michigan Public Act 288 as amended, Land Divisions will be approved in accordance with the requirements of Section 2.2, C.
  - 2. Except as noted in this subparagraph, any lot created according to the above requirements shall be at least one (1) acre in area and shall have a minimum of two hundred (200) feet of public road frontage. The permitted lots shall be contiguous. The Zoning Administrator may permit a lot size of up to ten percent (10%) greater than that permitted by this subsection in order to accommodate setbacks for existing buildings.
- B. **Lot Width:** The minimum lot width in this District shall be six hundred sixty (660) feet, except as noted in subsection 4.5, A, 1, above.
- C. **Front Yard:** The minimum front yard setback in this District shall be fifty (50) feet.
- D. **Rear Yard:** The minimum rear yard setback in this District shall be fifty (50) feet.
- E. **Side Yard:** The minimum side yard setback in this District shall be twenty (20) feet.
- F. **Building Height:** No principal building in this District shall exceed a height of thirty-five (35) feet, or two and one-half (2 ½) stories, whichever is less.
- G. **Lot Coverage:** The total area of all buildings on the parcel shall not exceed a maximum of twenty (20) percent of the parcel size.
- H. **Floor Area:** The minimum total floor area for any dwelling constructed in this District shall be nine hundred sixty (960) square feet on the ground floor, unless otherwise specifically provided.
- I. A new non-farm residential use built adjacent to, or within the required setback area of an existing livestock operation (including ILOs), shall not preclude the farm from expanding



# Gratiot GIS Authority

Parcel Report: 03-028-013-10

5/29/2025

1:44:34 PM



## Property Address

8369 E GRENLUND RD

--, --, --

## Owner Address

OS MARTIN EXCHANGE REAL ESTATE LLC

--

68298 COUNTY RD 13

NAPPANEE, IN 46550

Unit:	03
Unit Name:	ELBA TOWNSHIP

## General Information for 2024 Tax Year

Parcel Number:	03-028-013-10
Property Class:	101

<b>Class Name:</b>	101 AGRICULTURAL
<b>School Dist Code:</b>	19120
<b>School Dist Name:</b>	DISTRICT 19120
<b>PRE 2023:</b>	100%
<b>PRE 2024:</b>	100%

<b>Assessed Value:</b>	\$213,500
<b>Taxable Value:</b>	\$122,836
<b>State Equalized Value:</b>	\$213,500

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$216,000	\$216,000	\$116,987
2022	\$199,400	\$199,400	\$111,417

**Land Information**

<b>Acreage:</b>	37.75
<b>Zoning:</b>	

**Tax Description**

PA 116 L 750 P 1053 CONTRACT NO 29-14400A-123119 A PARCEL IN THE SE 1/4 OF THE NW 1/4 OF SEC 28, T9N-R1W, ELBA TWP, GRATIOT COUNTY, MICHIGAN DESCRIBED AS BEGGINING AT A POINT THAT IS S90 DEG 00' 00"E ON THE E & W 1/4 LINE OF SEC 28 A DISTANCE OF 1432.05 FT FROM THE W 1/4 CORNER OF SAID SEC 28: THENCE N00 DEG 30' 44"W 990 FT; THENCE N 90 DEG 00' 00"W 99 FT. TO THE N & S 1/8 LINE IN THE NW 1/4 OF SEC 28; THENCE N 00 DEG 30' 44" W ON SAID N & S 1/8 LINE A DISTANCE OF 334.69 FT TO THE E & W 1/8 LINE IN THE NW 1/4 OF SAID SEC 28; THENCE S89 DEG 57' 13"E ON SAID E & W 1/8 LINE A DISTANCE OF 551.16 FT: THENCE S 00 DEG 30' 44"E 1324.24 FT TO THE E & W 1/4 LINE; THENCE N 90 DEG 00'-00"W 452.16 FT TO THE POB. AND,PART OF THE SE 1/4 OF THE NW 1/4 OF SEC 28, T9N, R1W, ELBA TOWNSHIP, GRATIOT COUNTY, MICHIGAN, DESCRIBED AS BEGINING AT A POINT THAT IS S 90 DEG 00' 00"E ON THE E & W 1/4 LINE OF SEC 28 A DISTANCE OF 1884.21 FT FROM THE W 1/4 LINE OF SEC 28; THENCE N 00 DEG 30' 44"W 1324.24 FT TO THE E & W 1/8 LINE IN THE NW 1/4 OF SAID SEC 28; THENCE S 89 DEG 57' 13"E ON SAID E & W 1/8 LINE A DISTANCE OF 783.98 FT TO THE N & S 1/4 LINE OF SAID SEC 28; THENCE S 00 DEG, 25' 13"E ON SAID N & S 1/4 LINE A DISTANCE OF 1323.59 FT TO THE INTERIOR 1/4 COR OF SAID SEC 28; THENCE N 90 DEG 00' 00"W 781.85 FT TO THE POB. SPLIT FOR 2005 OF 028-013-00 AG AFFIDAVIT DATED JUNE 9, 2004 RECORDED IN L 754 P 792 PA 116 #29-14400A-123126 L 1063 P34 1980-2026 EXT REPLACE

## Sales Information

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**Sale Date:** 09-13-2024

**Sale Price:** 520000

**Instrument:** WD

**Grantor:** BECK DAN H & JEANETTE G

**Grantee:** OS MARTIN EXCHANGE REAL ESTATE LLC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2024R-04443

**Sale Date:** 10-10-2017

**Sale Price:** 0

**Instrument:** QC

**Grantor:** BECK DAN H & JEANETTE G

**Grantee:** BECK DAN H & JEANETTE G TRUST

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 1039/834

**Sale Date:** 04-30-2004

**Sale Price:** 287588

**Instrument:** WD

**Grantor:** SWANSON TIMOTHY J

**Grantee:** BECK, DAN & JEANETTE

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 751/1233

## Tax History \*Total Due as of settlement date

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### Tax Details 2024 Winter

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School Dist. Code:	19120
School Dist. Name:	DISTRICT 19120
Property Class:	101
Class Name:	101 AGRICULTURAL

Last Payment Date:

Base Tax:	\$2,265.97
Admin Fees:	\$22.65
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,288.62
Assessed Value:	\$213,500
Taxable Value:	\$122,836
State Equalized Value:	\$213,500
Exemption Percent:	100%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

### Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY SENIOR	0.6492	79.74	\$0.00
COUNTY PARKS	0.3494	42.91	\$0.00
ROAD PATROL	0.4486	55.10	\$0.00
AG ECON	0.45	55.27	\$0.00
COUNTY LIBRARY	0.4994	61.34	\$0.00
COUNTY 911	0.6	73.70	\$0.00
ELBA TWP OPER	0.9109	111.89	\$0.00
ELBA RD & BRIDGE	1.5	184.25	\$0.00
O-E SCHOOL OPER	17.8795	0.00	\$0.00
O-E SCH DEBT #15	4.04	496.25	\$0.00
O-E SCH DEBT#16	0.62	76.15	\$0.00
O-E SCH D/REF#19	3.14	385.70	\$0.00
SCHOOL OPER FC	17.8795	0.00	\$0.00
CLINTON ISD OPER	0.1993	24.48	\$0.00
CLINTON ISD SPEC	2.564	314.95	\$0.00
CLINTON ISD VOC	0.9769	119.99	\$0.00

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ASHLEY AFA	1.5	184.25	\$0.00
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**Tax Details 2024 Summer**

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School Dist. Code:	19120
School Dist. Name:	DISTRICT 19120
Property Class:	101
Class Name:	101 AGRICULTURAL

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Last Payment Date:	September 6, 2024
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Base Tax:	\$1,415.13
Admin Fees:	\$14.15
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,429.28
Assessed Value:	\$213,500
Taxable Value:	\$122,836
State Equalized Value:	\$213,500
Exemption Percent:	100%

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Base Paid:	\$1,415.13
Admin Fees Paid:	\$14.15
Interest Fees Paid:	\$0
Total Paid:	\$1,429.28

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**Tax Items 2024 Summer**

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Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	737.01	\$737.01
COUNTY OPERATING	5.5206	678.12	\$678.12

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**Tax Details 2023 Winter**

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School Dist. Code:	19120
School Dist. Name:	DISTRICT 19120
Property Class:	101
Class Name:	101 AGRICULTURAL
Last Payment Date:	December 28, 2023
Base Tax:	\$2,390.98
Admin Fees:	\$23.90
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,414.88
Assessed Value:	\$216,000
Taxable Value:	\$116,987
State Equalized Value:	\$216,000
Exemption Percent:	100%

Base Paid:	\$2,390.98
Admin Fees Paid:	\$23.90
Interest Fees Paid:	\$0
Total Paid:	\$2,414.88

### Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY SENIOR	0.6492	75.94	\$75.94
COUNTY PARKS	0.3494	40.87	\$40.87
ROAD PATROL	0.4486	52.48	\$52.48
AG ECON	0.45	52.64	\$52.64
COUNTY LIBRARY	0.4994	58.42	\$58.42
ELBA TWP OPER	0.9132	106.83	\$106.83
ELBA RD & BRIDGE	0.9812	114.78	\$114.78
O-E SCHOOL OPER	17.8795	0.00	\$0.00
O-E SCH DEBT #15	2.68	313.52	\$313.52
O-E SCH DEBT#16	0.46	53.81	\$53.81
O-E SCH D/REF#19	4.66	545.15	\$545.15
SCHOOL OPER FC	17.8795	0.00	\$0.00
CLINTON ISD OPER	0.2	23.39	\$23.39
CLINTON ISD SPEC	2.5733	301.04	\$301.04
CLINTON ISD VOC	0.9804	114.69	\$114.69
ASHLEY AFA	1.5	175.48	\$175.48

083-18 DRAIN	0	361.94	\$361.94
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**Tax Details 2023 Summer**

School Dist. Code:	19120
School Dist. Name:	DISTRICT 19120
Property Class:	101
Class Name:	101 AGRICULTURAL

Last Payment Date:	September 5, 2023
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Base Tax:	\$1,347.75
Admin Fees:	\$13.47
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,361.22
Assessed Value:	\$216,000
Taxable Value:	\$116,987
State Equalized Value:	\$216,000
Exemption Percent:	100%

Base Paid:	\$1,347.75
Admin Fees Paid:	\$13.47
Interest Fees Paid:	\$0
Total Paid:	\$1,361.22

**Tax Items 2023 Summer**

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	701.92	\$701.92
COUNTY OPERATING	5.5206	645.83	\$645.83

**Application Use:**

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Gratiot GIS Authority websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Gratiot GIS Authority does not guarantee the accuracy, timeliness, or completeness of the information on this website.

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Gratiot County  
 Department of Community Development  
 214 E Center St., Ithaca, MI 48847 / [permits@gratiotmi.com](mailto:permits@gratiotmi.com) / (989) 875-5201

## Zoning Administrator Report

*Elba, Hamilton, Lafayette, Newark, North Star and Sumner Townships*

<b>1. Applicant Name / Property Owner (If Different)</b>		<b>Site Photo:</b>
APPLICANT NAME:  <b>Olen Martin</b>  PROPERTY OWNER NAME:  <b>Olen Martin</b>		
<b>2. Property Information</b>		
ADDRESS: <b>8369 Grenlund Rd.</b>		CITY/VILLAGE: <b>Bannister</b>
STATE: <b>MI</b>		ZIP CODE: <b>48807</b> PARCEL #: <b>03-028-013-10</b>
TOWNSHIP: <input type="checkbox"/> ELBA <input type="checkbox"/> HAMILTON <input type="checkbox"/> LAFAYETTE <input type="checkbox"/> NEWARK <input type="checkbox"/> NORTH STAR <input type="checkbox"/> SUMNER		
LEGAL DESCRIPTION: <b>See Attached Property Report</b>		
ZONING DISTRICT: <b>Agricultural</b>		
EXISTING LAND USE: <b>Mixed Use – Residential &amp; AG</b>		
ZONING DISTRICT OF ADJOINING PARCELS: North <b>AG</b> South <b>AG</b> East <b>AG</b> West <b>AG</b>		
EXISTING LAND USE OF ADJOINING PARCELS: North <b>AG</b> South <b>AG</b> East <b>Residential &amp; AG</b> West <b>Residential &amp; AG</b>		
FINDINGS OF FACT (Items critical to the site and review of request):		
<ul style="list-style-type: none"> <li>➤ Parcel Dimensions: <b>See Legal Description on Attached Tax Bill</b></li> <li>➤ Size/Location of other Buildings on Parcel <b>See Photo 1: Building A (60'x80'), Building B (40'x52')</b></li> <li>➤ Location/Depth of ROW and/or Easement <b>See Photo 2</b></li> <li>➤ Any Existing Wetlands/Floodplains/Drains <b>None On/Near Property</b></li> <li>➤ Adjoining Water Bodies/Distance to Water Bodies <b>See Photo 3</b></li> <li>➤ Other Permits Obtained Prior to Request (EGLE, MDOT, DNR, Road Commission, Well/Septic, Etc.) <b>None</b></li> <li>➤ Well/Septic Placement (If Applicable) <b>Not on Site Plan</b></li> </ul>		

<ul style="list-style-type: none"> <li>➤ Key Utility Information (Gas transmission lines, overhead electrical transmission lines, water, sewer, etc.)</li> </ul> <p><b>Not on Site Plan</b></p> <ul style="list-style-type: none"> <li>➤ Zoning History (Previous permits, SLUPs, variances, nonconformities, etc.)</li> </ul> <p>Existing Dwelling is a Nonconforming Strucater as it has a 20' Front Yard Setback (From the 33' Right of Way) in a District where the regulations is 50' Front Yard Setback</p>	
<b>3. Request under Review</b>	
Request for variance of Chapter 4 Section 4.5C <i>The minimum front yard setback in this District shall be fifty (50) feet.</i>	
<b>4. Ordinance Standards (Include Section #) Use Findings of Fact, submitted site plan, zoning history, parcel information, etc. to indicate compliance with standards.</b>	
Section 4.5 A. Lot Area <i>The minimum lot size in this District shall be forty (40) acres, except as noted in subsection 4.5A 1 &amp; 2.</i>	Lot is 37.75 Acres but this regulation is not applicable for the proposed project.
Section 4.5 B. Lot Width <i>The minimum lot width in this District shall be six hundred sixty (660) feet, except as noted in subsection 4.5A 1 above.</i>	Lot is 37.75 Acres but this regulation is not applicable for the proposed project.
Section 4.5 C. Front Yard <i>The minimum front yard setback in this District shall be fifty (50) feet.</i>	Proposed Front Yard Setback is 5'.  Section 4.5C Requirement is not met – <u>applicant has requested a variance on this section.</u>
Section 4.5 D. Rear Yard <i>The minimum rear yard setback in this District shall be fifty (50) feet.</i>	Proposed Rear Yard Setback is est. 1220'.  Section 4.5D Requirement is met.
Section 4.5 E. Side Yard <i>The minimum side yard setback in this District shall be twenty (20) feet.</i>	Proposed Side Yard Setback is est. 175' and 1025'.  Section 4.5E Requirement is met.
Section 4.5 F. Building Height <i>No principal building in this District shall exceed a height of thirty-five (35) feet, or two and on-half (2 ½) stories, whichever is less.</i>	Proposed height of building is maximum 25'.  Section 4.5F Requirement is met.
Section 4.5 G. Lot Coverage <i>The total area of all buildings on the parcel shall not exceed a maximum of twenty (20) percent of the parcel size.</i>	Lot is 37.75 Acres or 1,644,390sq.ft. 20 % is 328,878sq.ft. Current building coverage is 10,260sq.ft. and proposed building is 1,386sq.ft. for a total of 11,646sq.ft. or 00.7% of lot coverage.  Section 4.5G Requirement is met.
Section 4.5 H. Floor Area <i>The minimum total floor area for any dwelling constructed in this District shall be nine hundred sixty (960) square feet on the ground floor, unless otherwise specifically provided.</i>	Total proposed floor area is 1,386sq.ft.  Section 4.5H Requirement is met.
Chapter 17.4 A. 3a Non-Use Variances <i>i. Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Ordinance.</i>	To be determined by the Zoning Board of Appeals.

Chapter 17.4 A. 3a Non-Use Variances are satisfied: <i>ii. Will not cause any adverse effect to property in the vicinity or in the Zoning District or the County.</i>	To be determined by the Zoning Board of Appeals.
Chapter 17.4 A. 3a Non-Use Variances are satisfied: <i>iii. Is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.</i>	To be determined by the Zoning Board of Appeals.
Chapter 17.4 A. 3a Non-Use Variances are satisfied: <i>iv. Relates only to property that is under control of the applicant.</i>	Variance request is only for the property that is under the control of the applicant and is a non-use variance; it will not relate to other properties.
Chapter 17.4 A. 3a Non-Use Variances are satisfied: <i>v. Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity and have not resulted from any act or omission of the applicant.</i>	Exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity to be determined and noted by the Zoning Board of Appeals.
Chapter 17.4 A. 3a Non-Use Variances are satisfied: <i>vi. Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Ordinance.</i>	Practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Ordinance to be determined and noted by the Zoning Board of Appeals.

**5. Sample Motions**

**Approve** - *Move to approve a variance of forty-five (45) feet from the required maximum front yard setback of fifty (50) feet as all other basic conditions/requirements listed in Chapter 4 Section 4.5 and Chapter 17.4 A. 3a Non-Use Variances are satisfied.*

**Approve with Conditions** - *Move to approve a variance from the required maximum front yard setback of fifty (50) feet on the condition that the proposed addition be built in line with the front of the house at a setback of twenty (20) feet from the Right of Way for a total of fifty-three (53) feet from the center of the road and Chapter 17.4 A. 3a Non-Use Variances are satisfied.*

**Deny** - *Move to deny a variance from the required maximum front yard setback of fifty (50) feet as the following basic conditions/requirements listed in Chapter 4 Section 4.5 and Chapter 17.4 A. 3a Non-Use Variances are not satisfied:* \_\_\_\_\_

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## 6. Property Photos

Photo 1



Photo 2

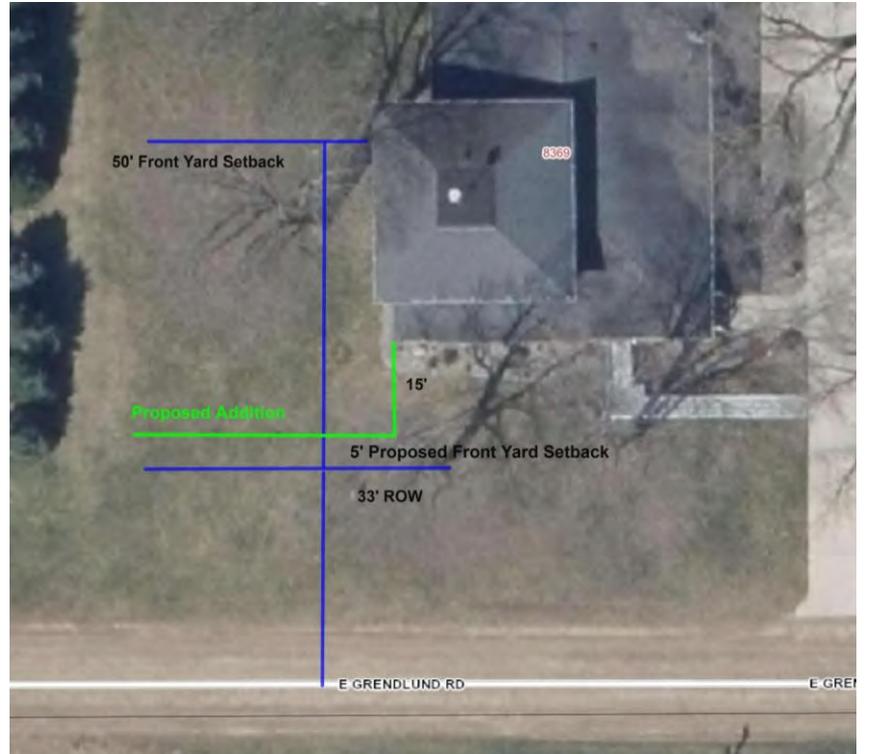


Photo 3

