



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 June 5th, 2025 Meeting

The Gratiot County Zoning Board of Appeals held a meeting **Thursday, June 5th, 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:** Lisa Christense, Mares Vanderploeg, Maureen Murphy
 - 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 May 8th, 2025 Minutes:**

Board Action: Motion by **Lisa Christensen**, second by **Mares Vanderploeg** to approve minutes. Motion Carried 3-0-1.
6. **Election of Officers**
 - a. **Chair**
 - i. Motion by Mares Vanderploeg to nominate Maureen Murphy as Chair of ZBA, second by Lisa Christensen. Motion carried 3-0-1.
 - ii. Motion by Mares Vanderploeg, second by Lisa Christensen to nominate Lisa Christensen as Vice-Chair. Motion Carried 3-0-1.
 - iii. Motion by Lisa Christensen, second by Mares Vanderploeg to nominate Mares Vanderploeg as Secretary. Motion Carried 3-0-1.
7. **Public Comment**
8. **Variance Request of Chapter 4.5C for Parcel #03-028-013-10**
 - a. **Open Public Hearing @ 4:04pm**
 - b. **Explanation of Variance Request**
 - i. *Olen Martin Addition is because we need more room for our family. Building off the west side is the best location in terms of the layout of the house and where the well and septic and driveway are located, would like to avoid the 'motel' look so we're building north/west on the structure. Proposed stairway would not*

block the internals of the house the way it's been designed by the architect. If current plan is not approved, would need to pay the architect again to redraw a new set of plans. Road is low traffic, initial review we went based off of the County Right of Way (33') and did not realize there was a zoning setback as well (50'). We do not currently occupy this house, we bought a home down the road to avoid having the kids around the remodel dust and debris.

- c. **Report from Zoning Administrator (See Attached)**
 - i. **Bill Leonard** *"I have not issue or concern with Mr. Martin's request. As he noted it is a low traffic area."*
- d. **Open Hearing to Public Comment @ 4:24**
- e. **Close Hearing to Public Comment @ 4:25**
- f. **Discussion/Questions**
 - i. **Chapter17.4A3Ai** - The proposed project will not be contrary to the public interest and will not be contrary to the public interest and will not be contrary to the spirit and intent of this ordinance.
- g. **Vote to Approve/Approve with Conditions/Deny Variance Request of Chapter 4.5C for Parcel#03-028-013-10**

9. Old Business:

- a. **Update on Status of BESS Ordinance Amendment**

10. New Business:

11. Committee and Special Reports:

12. Adjournment:

Board Action: Motion by **Lisa Christensen**, second by **Mares Vanderploeg** to adjourn at **4:39p.m.** Motion Carried 3-0-1.

Minutes respectfully submitted by Diandra Messer, recording secretary.

X

Date

Minutes respectfully Accepted by, Secretary.

X

Date