

GRAND LEDGE ZONING BOARD OF APPEALS
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

ZONING BOARD OF APPEALS MINUTES
THURSDAY, JULY 17, 2025 – 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF ZONING BOARD OF APPEALS** – Tim McClung, Chair; Board Members Ben Cwayna (absent), Bob Doty (Planning Commission Representative), Ron Graber, Tom Nelson (absent), and Carol Weigel
OTHERS PRESENT – Susan Stachowiak, Zoning Administrator

II. PLEDGE OF ALLEGIANCE

Chair McClung led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

The public did not comment.

IV. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Thursday, July 17, 2025, Zoning Board of Appeals agenda.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO APPROVE THE THURSDAY, JULY 17, 2024, ZONING BOARD OF APPEALS MEETING AGENDA WITH THE ADDITION OF “MEETING START TIME” UNDER NEW BUSINESS. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF MINUTES

- A. Motion** – To approve the Thursday, December 19, 2024, Zoning Board of Appeals meeting minutes.

BOARD MEMBER GRABER MOVED, BOARD MEMBER DOTY SECONDED, TO APPROVE THE THURSDAY, DECEMBER 19, 2024, ZONING BOARD OF APPEALS MEETING MINUTES, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

VI. ZONING ADMINISTRATOR’S REPORT

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- A. Public Hearing** – In consideration of a request for variances to City Code Chapter 46 – Zoning, Section 46-9(3)(a) (1) & (2) to permit a 6-foot-high, solid wood privacy fence in the E. (Old) Saginaw Highway front yard of the property at 11988 Stone Bluff Drive.

Susan Stachowiak, Zoning Administrator, recommended approval of the request for variances to permit a 6-foot-high, wood privacy fence that would extend 24 feet into the E. (Old) Saginaw Highway front yard of the corner property at 11988 Stone Bluff Drive. She explained the fence will not be contrary to the intent of the ordinance as it will be directly in line with an existing 6-foot-high privacy fence on the adjoining property to the east and will have no impact on visibility at the Saginaw Highway/Stone Bluff Drive intersection or any driveways in the area.

CHAIR MCCLUNG OPENED THE PUBLIC HEARING IN CONSIDERATION OF A REQUEST FOR VARIANCES TO CITY CODE CHAPTER 46 – ZONING, SECTION 46-9(3)(A) (1) & (2) TO PERMIT A 6-FOOT-HIGH, SOLID WOOD PRIVACY FENCE IN THE E. (OLD) SAGINAW HIGHWAY FRONT YARD OF THE PROPERTY AT 11988 STONE BLUFF DRIVE, AT 7:03 P.M.

The public did not comment.

CHAIR MCCLUNG CLOSED THE PUBLIC HEARING, AT 7:03 P.M.

- B. Motion** – In consideration of a request for variances to City Code Chapter 46 – Zoning, Section 46-9(3)(a) (1) & (2) to permit a 6-foot-high, solid wood privacy fence in the E. (Old) Saginaw Highway front yard of the property at 11988 Stone Bluff Drive.

The Board discussed the findings of fact as detailed in the staff report and agreed that since there is already a 6 foot high privacy fence along Old Saginaw on the property to the east and since the proposed fence will not negatively impact visibility for motorists in the area, denial of the variances would create an unnecessary hardship on the applicant and will not set a negative precedent for future requests to vary the fence height restriction in front yards.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO APPROVE THE REQUEST FOR VARIANCES TO PERMIT A 6-FOOT-HIGH, WOOD PRIVACY FENCE IN THE OLD SAGINAW HIGHWAY FRONT YARD OF THE PROPERTY AT 11988 STONE BLUFF DRIVE THAT WOULD BE SETBACK 3 FEET FROM THE PUBLIC SIDEWALK ALONG OLD SAGINAW HIGHWAY AND NO CLOSER TO STONE BLUFF DRIVE THAN THE REAR WALL OF THE HOUSE, BASED UPON THE FINDINGS OF FACT AS DETAILED IN THE STAFF REPORT, AND TO GIVE IMMEDIATE EFFECT TO THE APPROVAL OF THE VARIANCES, AS HEREBY CERTIFIED ON THE RECORD. MOTION CARRIED UNANIMOUSLY.

- C. Motion** – Meeting start time.

The Board discussed changing the start time of meetings from 7:00 p.m. to 6:30 p.m.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO CHANGE THE START TIME OF MEETINGS FROM 7:00 P.M. TO 6:30 P.M. MOTION CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

CHAIR MCCLUNG ADJOURNED THE THURSDAY, JULY 17, 2025, ZONING BOARD OF APPEALS REGULAR MEETING, AT 7:08 P.M.

Sue Stachowiak, Zoning Administrator

Mike Stevens, Chair

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