

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

ZONING BOARD OF APPEALS MINUTES
THURSDAY, NOVEMBER 20, 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, Bob Doty (Planning Commission Representative), Ron Graber (absent), and Tom Nelson
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, November 20, 2025, Zoning Board of Appeals agenda.

BOARD MEMBER DOTY MOVED, BOARD MEMBER MCCLUNG SECONDED, TO APPROVE THE THURSDAY, NOVEMBER 20, 2025, ZONING BOARD OF APPEALS MEETING AGENDA. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF MINUTES

- A. Motion** – To approve the Thursday, July 17, 2024, Zoning Board of Appeals meeting minutes.

BOARD MEMBER CWAYNA MOVED, BOARD MEMBER NELSON SECONDED, TO APPROVE THE THURSDAY, JULY 17, 2025, 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 a variance to City Code Chapter 46 – Zoning, Article XVI to permit the construction of 8, 185-foot-wide multiple family residential buildings at 5776 E. Saginaw Highway and the adjoining vacant property (parcel 030-13-200-040-00 & 030-13-200-062-015).

Susan Stachowiak, Zoning Administrator, recommended approval of the request for a variance to permit 8 of the 73 buildings of a proposed 326-unit multiple family residential apartment complex on the 78.07-acre site located south of Sundance Chevrolet on E. Saginaw Highway to exceed the 180-foot building length restriction of Article XVI of the Zoning Ordinance by 5 feet. She explained the basis for the variance is one of unnecessary hardship as opposed to a unique physical feature of the site that would prevent or make compliance with the ordinance standard unreasonably difficult. She further explained that since the additional length is negligible, it will only apply to 8 of the buildings and will not be contrary to the public interest or to the intent and purpose of the Zoning Ordinance as described in the staff report, and denial of the variance would cause an unnecessary hardship on the applicant.

CHAIR MCCLUNG OPENED THE PUBLIC HEARING IN CONSIDERATION OF A REQUEST FOR A VARIANCE TO CITY CODE CHAPTER 46 – ZONING, ARTICLE XVI TO PERMIT THE CONSTRUCTION OF 8, 185-FOOT-WIDE MULTIPLE FAMILY RESIDENTIAL BUILDINGS AT 5776 E. SAGINAW HIGHWAY AND THE ADJOINING VACANT PROPERTY (PARCEL 030-13-200-040-00 & 030-13-200-062-015), AT 7:09 P.M.

Kevin Christiansen, representing the applicant Group 10 Management, spoke in support of the variance. Mr. Christiansen explained the buildings that are the subject of the variance request are ranch style, 5-unit buildings designed to be 185 feet wide, and if the variance were to be denied, they would have to completely redesign the buildings which would also alter the layout of the approved site plan.

CHAIR MCCLUNG CLOSED THE PUBLIC HEARING, AT 7:14 P.M.

- B. Motion** – In consideration of a request for a variance to City Code Chapter 46 – Zoning, Article XVI to permit the construction of 8, 185-foot-wide multiple family residential buildings at 5776 E. Saginaw Highway and the adjoining vacant property (parcel 030-13-200-040-00 & 030-13-200-062-015).

The Board discussed the findings of fact as detailed in the staff report and agreed that the additional 5 feet of building length is negligible, will have no negative impacts on the surrounding area, is not contrary to the intent and purpose of the ordinance, and will not set a negative precedent for future requests to vary the ordinance standard.

BOARD MEMBER CWYANA MOVED, BOARD MEMBER DOTY SECONDED, TO APPROVE THE REQUEST FOR A VARIANCE TO PERMIT THE CONSTRUCTION OF 8, 185-FOOT WIDE MULTIPLE FAMILY RESIDENTIAL BUILDINGS AT 5776 E. SAGINAW HIGHWAY AND THE ADJOINING VACANT PROPERTY (PARCEL 030-13-200-040-00 & 030-13-200-062-015), IDENTIFIED ON THE SITE PLAN AS BUILDINGS 28, 41, 44, 45, 46, 47, 70 & 71, BASED UPON THE FINDINGS OF FACT AS DETAILED IN THE STAFF REPORT, AND TO GIVE IMMEDIATE EFFECT TO THE APPROVAL OF THE VARIANCE, AS HEREBY CERTIFIED ON THE RECORD. MOTION CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

CHAIR MCCLUNG ADJOURNED THE THURSDAY, NOVEMBER 20, 2025, ZONING BOARD OF APPEALS REGULAR MEETING, AT 7:17 P.M.

Sue Stachowiak, Zoning Administrator

Mike Stevens, Chair

DRAFT