

EATON COUNTY BOARD OF APPEALS MINUTES
June 3, 2025

Call to Order: Ms. Brandy Miller, Planning and Zoning Administrator of the Department of Construction Codes & Planning and Zoning, called the meeting to order at 6:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

Pledge of Flag: The Pledge of Allegiance was given by all.

Roll Call: Rob Cook, Donald Chase, Tim Cattron, and Nikki Chmielewski

Absent: Charamy Cleary and Mark Stahl

Staff Present: Brandy Miller and Tammy Alger

Agenda Approval: A motion was made by **Member Cattron** to approve the agenda for the June 3, 2025 meeting. **Member Chase** supported. Motion carried.

Nominations and elections of Board Chairperson, Vice Chairperson, and Secretary.

Ms. Miller asked for nominations for Chairperson. **Member Cattron** nominated Member Chmielewski. **Member Cattron** moved nominations be closed and a unanimous ballot cast for Member Chmielewski. **Member Chase** seconded. Motion carried.

Member Chmielewski assumed the responsibility of presiding over the meeting.

Member Chmielewski asked for nominations for Vice Chairperson. **Member Cattron** nominated Member Chase. **Member Cattron** moved nominations be closed and a unanimous ballot cast for Member Chase. **Member Chmielewski** seconded. Motion carried.

Member Chmielewski asked for nominations for secretary. **Member Cattron** nominated Member Cleary. **Member Cattron** moved nominations be closed and a unanimous ballot cast for Member Cleary. **Member Chase** seconded. Motion carried.

Member Cattron moved to close elections. **Member Chase** supported. Motion carried

Minutes Approval: A motion was made by **Member Chase** to approve the minutes as written from the December 2, 2024 meeting. **Member Cattron** supported. Motion carried.

Public Comment: None

BA-6-25-2: Request by Mark Pellegrino for a variance from Zoning Ordinance Sections 7.7.3 minimum setback from road right-of-way and 7.7.4 minimum setback from rear property line, to allow for construction of a 50' x 80' building to be located 13 feet from

the Granger Road Right-of-Way (required setback is 30'). The property is located at 8583 N. Clinton Trail, Section 31, Sunfield Township.

Staff Report: Ms. Miller read the staff report and comments from Sunfield Township and the Eaton County Drain Commissioner's Office into record. **Member Chase** asked if MDOT was notified and if they provided a response. Ms. Miller stated MDOT did not have any concerns with the application.

Applicant Statement: Mr. Mark Pellegrino stated he would answer any questions for the Board. **Member Cattron** asked what the building in the front was. Mr. Pellegrino stated the structure may be a proposed party store in the future. **Member Chmielewski** asked if the property is vacant. Mr. Pellegrino stated it is.

Member Chase asked if there are commercial plans for the property. Mr. Pellegrino stated there may be a potential future party store, and beyond that possibly furthering development.

Member Chmielewski invited any speaker in favor or in opposition to the request to make public comment.

Speakers in favor of the application: None

Speakers in opposition to the application: None

Public Hearing closed at 6:12 p.m.

Member Chase stated his single concern is the use of the property not being commercial. **Member Chmielewski** stated the property shape creates a unique problem.

Member Cattron stated the old hotel may be a hazard.

Member Cattron moved to approve BA-6-25-2, a request by Mark Pellegrino for a variance from Zoning Ordinance Sections 7.7.3 minimum setback from road right-of-way and 7.7.4 minimum setback from rear property line, to allow for construction of a 50' x 80' building to be located 13 feet from the Granger Road Right-of-Way (required setback is 30'). The property is located at 8583 N. Clinton Trail, Section 31, Sunfield Township. They find that:

- A. There is a practical difficulty in the way of carrying out the strict letter of this Ordinance due to the unique shape of the property and location of the well and septic.
- B. There is a practical difficulty due to the unique circumstances of the property shape, size, and location on N Clinton Trail and Granger Hwy.
- C. The problem was not created by the applicant.

- D. Granting the variance will not alter the essential character of the district of neighborhood; the structure is replacing a structure in disrepair in the same location.
- E. The variance allowing for the new building is the minimum necessary to overcome the inequity inherent in the particular property; the new structure will be further from the west property line than the current structure.

Member Chase supported. A roll call vote was taken with four (4) voting aye and none (0) voting nay. Motion carried.

Old Business: None.

New Business: Ms. Miller stated that staff is currently developing a plan to make Planning and Zoning self-sufficient. She stated fee schedules will increase and an intergovernmental agreement with the townships is being drafted.

Upcoming Cases: None.

Public Comments: None.

A motion was made by **Member Chase** to adjourn the June 3, 2025 Board of Appeals meeting. **Member Catron** supported.

Meeting adjourned at 6:18 p.m.