

# CATO TOWNSHIP

## ZONING BOARD OF APPEALS

### Regular/Organizational Meeting Minutes

January 13, 2026

Time: 6:30 p.m. – approximately 7:05 p.m.

Location: Cato Township Community Center, 309 S. Lincoln Ave, Lakeview, MI 48850

#### Members Present:

- Chairman Joe Main
- Vice Chairperson Ben Gonzalez
- Secretary Marcus Nielsen

Members Absent: None

#### Others Present:

- Township Supervisor Brandi Clark-Hubbard
- ZBA Alternate Member / Township Trustee Marcy Myers

#### 1. Call to Order

The meeting was called to order at 6:30 p.m. by Chairman Joe Main. The Pledge of Allegiance was recited.

#### 2. Roll Call

All members were present; a quorum was established.

#### 3. Approval of Agenda

Motion by Joe Main to approve the agenda as presented. Seconded by Ben Gonzalez. Motion carried unanimously (3-0).

#### 4. Approval of Previous Minutes

Motion by Joe Main to approve the minutes of the December 16, 2025 special meeting. Seconded by Marcus. Motion carried unanimously (3-0).

**5. Public Comment agenda items only**

1 comment received to make sure to consider any other meetings for 2026 for general business and training.

**6. New Business**

- Election of Officers:

Motion by Joe Main to elect Ben Gonzalez as Vice Chairperson and Marcus as Secretary. Seconded by Ben Gonzalez. Motion carried unanimously (3-0).

Separate motion by Ben Gonzalez to elect Joe Main as Chairman. Seconded by Marcus. Motion carried unanimously (3-0).

- Review of Chapter 15 (ZBA procedures/rules of procedure), other meetings, and training opportunities:

The Board reviewed and voted on updates to Chapter 15 of the Zoning Ordinance/Rules of Procedure:

- Motion by Joe Main to recommend the Planning Commission strike the words “unnecessary hardship” from all occurrences in Section 15.03. Seconded by Ben Gonzalez. Motion carried unanimously (3-0).

- Motion by Joe Main to recommend the Planning Commission remove the second sentence of Section 15.04, Paragraph A, due to its ambiguity and potential for misinterpretation. Seconded by Marcus. Motion carried unanimously (3-0).

- The Board discussed a potential change to Section 15.02 (changing the notice period from 72 hours to 15 days) and agreed to forward this as a discussion item/recommendation to the Planning Commission for consideration.

The Board discussed and proposed scheduling additional special meetings for training and related matters, including one in June and one other around October or November, to be properly noticed to the public once dates are determined.

**7. Old Business**

None

**8. Public Comment**

One comment received thanking the ZBA members for their service.

**9. Adjournment**

Motion by Chairman Joe Main to adjourn the meeting at approximately 7:05 p.m. Seconded by Marcus. Motion carried unanimously (3-0).

Respectfully submitted,  
Marcus Nielsen, Secretary  
Date: January 14, 2026