

Cato Township Zoning Board of Appeals (ZBA)
Meeting Minutes
August 18, 2022

The Cato Township Zoning Board of Appeals met on Thursday August 18, 2022, at the Lakeview Community Center.

Meeting called to order:

Chairman Stevens called the meeting to order at 7:00pm.

Members present:

Duane Stevens, Chairman
Larry Gilbert, Cato Board Supervisor
Brandi Clark-Hubbard, Recording Secretary

Members noted this is Clark-Hubbard's first meeting as a member of the ZBA. She will act as secretary.

Others present:

David Kelsey, Cato Zoning Administrator
1 member of the public

Public Hearing – Variance Request 11893 Birch Drive:

- Property owner Richard Shamp was present and discussed his variance application to build a covered porch/patio within the required front yard space as set forth in the zoning ordinance.
- Motion by Stevens, supported by Clark-Hubbard to approve the variance request. Members discussed that the proposed porch faces a short side street with no other houses and very low traffic. Mr. Shamp also received permission from the Montcalm County Road Commission for a permanent encroachment into the road right-of-way by 5 feet. No complaints received from any of the 15 neighbors who were sent notification letters. All in favor, motion carried.
- Copy of approved variance application was provided to Mr. Shamp.

New Business:

- Public Hearing scheduled for August 25, 2022 on a variance application from Jerry Bristol at 7540 Schmeid Rd regarding pole barn height and size. Clark-Hubbard noted the planning commission is proposing a change to these regulations, but these changes would not be finalized until November or December at the earliest.
- Gilbert will discuss with the township board a variance application received on the Tanis property in Honeymoon Heights. There may already be existing association regulations that should be considered prior to a variance application.

Old Business:

- Clark-Hubbard asked about prior meeting minutes from April 21, 2022. Stevens has a copy in his file and noted the Township Clerk should also have a copy. Also, the ZBA currently does not have any alternate members. Gilbert will look into this.

Adjournment:

There being no further business to come before the ZBA, a motion was made by Stevens and supported by Clark-Hubbard to adjourn the meeting. Motion carried.

Recorded by:
Brandi Clark-Hubbard
Recording Secretary, Cato Township Zoning Board of Appeals