



ZONING BOARD OF APPEALS MEETING MINUTES

DATE: 04.15.25

TIME: 6:00PM

309 S. LINCOLN, LAKEVIEW MI

PLEDGE OF ALLEGIANCE

ROLL CALL	0 Ben Stout-Absent	X Ginger Imhoff
	X Joe Main	X Dave Kelsey, Zoning Administrator

APPROVE AGENDA	MOTION #1 IMHOFF	SUPPORT MAIN	YES 2	No 0
	Motion to approve the agenda.			

APPROVE MINUTES	MOTION #2 IMHOFF	SUPPORT MAIN	YES 2	No 0
	Motion to approve the minutes from 02/21/25 meeting.			

NEW BUSINESS
Brad and Miranda Brewer Variance Request

PLEASE TAKE NOTICE that the Zoning Board of Appeals for Cato Township, Montcalm County, Michigan will hold a special meeting and public hearing on April 15, at 6:00 p.m. at the Township Community Center, 309 S Lincoln Ave, Lakeview, MI 48850. The purpose of the special meeting and public hearing will be to consider a non-use variance request involving property located at 7771 N GREENVILLE RD, LAKEVIEW, MI 48850 (Parcel No. 004-028-005-00) (1) a land division variance to deviate from zoning setback requirements (2) any other business that may come before the Zoning Board of Appeals.

OPEN PUBLIC HEARING
6:04 pm
Mason Selesky, Cato Township, inquired about the purpose of the land split and any effect it might have on the water table in reference to his adjoining property.

CLOSE PUBLIC HEARING
6:16 pm

BOARD DISCUSSION
The property owners are requesting to divide their existing parcel into two separate parcels. The proposed land division does not meet current zoning requirements and therefore requires a variance to reduce the required setback from 100 feet to 50 feet.
The parcel currently contains a single-family residence and a pole barn, with approximately 100 feet between the two structures. The proposed division would place each structure on its own parcel with only 50-foot setbacks for each parcel.
The applicants would like to convert the existing pole building into a residence for aging parents and current zoning regulations do not allow two residences on a single parcel.
The proposed variance will not negatively impact neighboring properties.
The proposed split is approved with conditions as seen in the following motion.

BOARD DECISION	MOTION #3 MAIN	SUPPORT IMHOFF	YES 2	No 0
	A motion was made to approve the requested front/back land split setback variance to 50 feet for the property located at 7771 N Greenville Rd, Lakeview, MI 48850 (Parcel No. 004-028-005-00) with the following conditions: 1) Any future sale of either property would require each parcel to have its own well installed; 2) There needs to be a driveway created to meet the current zoning requirements. Roll Call: Imhoff YES; Main YES; Motion carried.			

OLD BUSINESS
none

PUBLIC COMMENT
Comments from residents with neighboring properties, gave their full support for this variance and thanked the board for their decision.

MOTION #4	MAIN	SUPPORT IMHOFF	YES 2	No 0
	A motion to adjourn was passed, and the meeting concluded at 6:32 PM.			

Ginger Imhoff, Cato Township Clerk