

Greenleaf Township Zoning Board of Appeals Meeting Minutes for December 9, 2021

Meeting was called to order by Chair Kirt Peruski at 7 p.m.

Pledge of Allegiance was led by Kirt Peruski

Members Present: Randy Schuette and Chair Kirt Peruski

Members Absent: Greg Guza

Zoning Administrator Charles (Chuck) VanErp also present

Angela Summers appointed as secretary of ZBA meeting. Motion made by Randy Schuette, with support from Kirt Peruski. Motion carried.

There were 9 resident guests in attendance

Motion made by Randy Schuette to approve the meeting agenda for current meeting after moving public comment to later in the meeting but before decision, supported by Kirt Peruski. Motion carried.

Old Business

A. Variance for Gregory & Christine Guza, 4875 Bay City Forestville Road, Cass City, MI. 48726 Parcel No. 130-011-200-030-00 Purpose of variance: Approval of dwelling for elderly parents.

After review of Land Use Permit Application and letter from Greg and Christine Guza explaining that dwelling will be removed once elderly parents move out or pass away, meeting was opened to public comment, referenced below. Randy Schuette mentioned that although Greg and Christine did not follow proper procedure for the dwelling, the dwelling did meet zoning requirements according to the Township's Zoning Ordinance. Chuck VanErp mentioned that once the owners are done using the dwelling for its approved use, they have 30 days to remove the structure.

After hearing public comments, a motion was made by Randy Schuette to approve the variance for the dwelling for Greg and Christine's elderly parents, as stated in letter written to ZBA by Greg and Christine. Supported by Kirt Peruski. Roll call vote: Randy Schuette, yes. Kirt Peruski, yes. Motion carried.

Public Comment

Gibbard: Asked Zoning Administrator to describe application, attendees should remain seated during meeting, VIN number discussion not on last meeting's minutes

Toner: Questioned estimated value of structure on application, annual review of structure use, concerns about structure use in future

Mazure: mobile home frame and definition of a mobile home, VIN number, type of meeting, septic system

John Osentoski: neighbors Greg and Christine's property and has no issue with the structure

Respectfully submitted by:

*Angela Summers, Meeting Secretary
Greenleaf Township ZBA*