

**Montrose Township Zoning Board of Appeals**  
**Meeting Minutes**  
**Thursday, September 22, 2022**  
**6:00pm**

The meeting was called to order by Chairman Ron Loafman at 6:00 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Ron Loafman, Kevin Peterson, Steve Schlicht, Don Pollard, Kris O’Neal, and Bill McIlmurray Building Official

Absent: Fred Domine and alternate Dave Allard

**Meeting Minutes – July 28, 2022, Regular Meeting.**

A **Motion** was made by D. Pollard, supported by S. Schlicht, to accept the Meeting Minutes from the 7/28/2022 regular meeting as presented. Motion Carried 5-0

**Approval of Meeting Agenda:** A **Motion** to approve the meeting agenda was made by D. Pollard support given by S. Schlicht. Motion carried 5-0

**Public Comments on Agenda Items Only:** None

**New Business:** Public Hearing-Variance Request: Joel Fernandez Jr., owner of the property located at 13358 Sheridan Road, Parcel# 13-07-100-021 is requesting a variance from Zoning Ordinance section 153.340 (9), No accessory buildings and or structures shall be constructed prior to the completion of the footings of the principal structure. The variance would allow the existing accessory building to remain on site while the applicant constructs a single-family dwelling on the same parcel of land. The proposed property is zoned RF – Residential Farms and would be 70’ x 22006.6’ and 32,43 acres in size, pending land division and planning commission approval. Harry Powell was at the meeting to represent Joel Fernandez; he was not available for the meeting. D. Pollard asked to add language to the Building Dept’s recommendations that states approval is contingent upon the Planning Commission approval of the flag lot and land division approval by the Township Assessing Dept. A **Motion** was made by Don Pollard to approve the variance on parcel #13-07-100-021 with the addition of number 5 to the building department’s recommendation to read, approval is contingent upon approval from the assessing department on the land division and the Planning Commission for the flag lot. Also, to include the compliance of the remaining building dept recommendations. The motion was supported by Kevin Peterson. Roll call – K. Peterson (y), K. O’Neil (y), R. Loafman (y), D. Pollard (y), S. Schlicht (y). 5-0 Motion carries.

Public Hearing – Variance Request: Genesee County Drain commissioner’s Office, owner of the property located at 12448 McKinley Road Parcel (B), parcel # 13-15-200-011 is requesting a variance from Zoning Ordinance section 153.277 Off-Street Parking Requirements and 153.278 Barrier-Free Parking Requirements to reduce the number of required spaces from seventeen (17)

space to five (5) spaces and one (1) barrier-free parking space to zero (0). Matt Raysin G4610 Beecher Road, Flint, MI 48532 is representing the request. This building will be unmanned and used only for maintenance purposes. The employees park at the administration building and shuttle over to the building via tool trucks. A **Motion** to approve the request was made by D. Pollard, with support given by S. Schlicht. Roll call – S. Schlicht (y), K. Peterson (y), D. Pollard (y), K. O’Neil (y), R. Loafman (y). Motion carried 5-0

**Old Business** None

**Other Business** None

**Citizens Time** – Harry Powell did address the board about having enough room for emergency vehicles if there was an emergency. It was decided that the variance request would not affect EMS Services.

**Adjournment:**

A **Motion** was made by R. Loafman, supported by S. Schlicht to adjourn the meeting at 6:15 PM. Motion Carried 5-0.

The next regularly scheduled meeting will be held on Thursday, October 27th, 2022

Respectfully,  
Peggy Coomer  
Recording Secretary