

Montrose Township Zoning Board of Appeals
Meeting Minutes
Thursday, March 23, 2023
6:00 pm

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, Steve Schlicht, Fred Domine, Tim Burton, Kay Edenburn, Bill McIlmurray- Building Official.

Absent: Kris O'Neal and Chad Wysocki

Meeting Minutes –January 26, 2023

A **Motion** was made by F. Domine, supported by S. Schlicht, to accept the Meeting Minutes from the 1/26/2023 regular meeting as presented. Motion Carried 5-0

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

Public Comments on Agenda Items Only: Darwin King, 9325 N. Seymour Road, Montrose, MI 48457. He has used the services provided by Mr. Lake in an emergency and he would like to make it known that he supports his request.

New Business: Public Hearing-Variance Request: Robert Lake, owner of the property located at 7370 W Dodge Rd, parcel number 13-25-300-006 is requesting a variance from Zoning Ordinance section 153.275 (9)(A)(2) Prohibited Parking, to allow the parking of a single commercial truck or other vehicles used for commercial or business purposes, with a gross vehicle weight exceeding 14,000 pounds. The property is located in Section 25 at 7370 W Dodge Rd., and is known as parcel 13-25-300-006. The property is zoned RF – Residential Farms and is 165' x 660' and 2.5 acres in size. Craig Fiederlein of CF Legal PC 302 E. Court Street, Flint, MI 48502 was present to represent Robert Lake's request. C. Feiderlein wanted to make sure that the letter of recommendation was received by the board members from the neighbor listed at 7352 W. Dodge. R. Loafman asked what type of service he provides and where he gets his clientele. He provides tree trimming and cleanup and he advertises via Facebook, but mostly his work is all referrals or "word of mouth" from previous customers. Mr. Lake also stated that he has a chipper as well as a truck that he uses for his business. F. Domine asked where the business is run from. Does he run it from his home or is there an office elsewhere? He does not have an office; he conducts all his business on other people's property. F. Domine asked what address he uses when he files his taxes and Mr. Lake said his home address is 7390 Dodge Road. F. Domine asked if Mr. Lake had applied for a home occupation through Montrose

Township as per our ordinance. Mr. Lake stated he had not done that he was told to start with this variance first. R. Loafman asked if he was a sole proprietor and Mr. Lake stated he has an LLC. S. Schlicht asked why the truck cannot be parked in the pole barn on the property, Mr. Lake stated it will not fit and to make it bigger would mean rebuilding the barn. R. Loafman asked about the home they own next door; it is occupied and they also sent a letter to the board. The letter was read aloud and the tenants do not have any issues with the truck being parked on-site. There were questions from the board as to the people who are renting the property and if they were related to the Lakes, they are related. There were no other questions, the hearing was closed. S. Schlicht stated that he is required to have a home occupation issued through the Township, even if the work is done on other people's property. He uses that address for a business where he files taxes, so he does need to have a home occupation permit. S. Schlicht made a **Motion** to approve the variance subject to the Building Department recommendations and to submit an application to the Planning Commission for a Home Occupation review within 30 days. The Motion was supported by F. Domine, roll call – K. Edenburn (y), T. Burton (y), F. Domine (y), S. Schlicht (y), and R. Loafman (y). Motion passes 5-0

Old Business None

Other Business None

Citizens Time – None

Adjournment:

Motion to adjourn by S. Schlicht, supported by K. Edenburn the meeting adjourned at 6:20 p.m.

The next regularly scheduled meeting will be held on Thursday, April 27, 2023.

Respectfully,
Peggy Coomer
Recording Secretary