

**LEROY TOWNSHIP  
8156 4 Mile Road  
East Leroy, Michigan 49051**

**ZONING BOARD OF APPEALS MEETING MINUTES  
December 14, 2022**

**CALL TO ORDER-**

The meeting was called to order by Vice Chair VanHouten at 5:34 pm.

**ROLL CALL-**

Members present: Randy Lang and Mike VanHouten. Travis Arbogast was excused.

Others present: Zoning Administrator Rob Behnke, Greg and McKenzie Messenger and (2) citizens.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Randy Lang to approve the October 12, 2022 meeting minutes as presented, supported by Mike VanHouten. **Motion carried with unanimous approval.**

**MESSENGER PUBLIC HEARING-**

Vice Chair VanHouten called the Public Hearing to order at 5:35 pm.

**Presentation:** McKenzie Messenger, 6129 Red Maple Road, Battle Creek, Michigan, explained that her and her husband purchase the property next to her husband's business. That property is 5697 B Drive South Property No. 14-010-042-00). The property has a house on but the house is in poor condition. They would like to demolish the house and build a new house with a bigger front print so that it can be used as a viable one-family dwelling. Since the property is zoned AA (Agricultural) they know they need two variances because of the current lot width and the current lot size.

Zoning Administrator Behnke explained that the parcel is a non-conforming parcel because it is less than 3 acres and has a lot width less than 300 feet. If the current footprint of the house stayed the same there would be no need for the variances, but since the Messengers are proposing to construct a larger house outside of the current footprint, two variances are needed to make it legal under the Township Zoning Ordinance.

**ZBA MEMBER QUESTIONS/COMMENTS-**

There were no member comments.

**PUBLIC QUESTIONS/COMMENTS-**

Anne Starks, 5688 B Drive S, spoke in favor of the 2 variance requests.

Carolyn Starks, 5692 B Drive S, spoke in favor of the 2 variance requests.

Zoning Administrator Behnke indicated that the Township did not receive any letters, telephone calls or emails associated with this public hearing.

**CLOSURE OF PUBLIC HEARING-**

Vice Chair VanHouten closed the Public Hearing at 5:42pm.

**NEW BUSINESS-**

A motion was made by Randy Lang to approve the Messenger variance requests granting relief of 1.02 acres from the required 3 acre minimum and the granting relief of 40 feet from the 300 foot lot-width minimum because their request successfully meets the requirements as outlined under Article XXVI, Sec. 38-804 of the Leroy Township Zoning Ordinance for the granting of such variances, supported by Mike VanHouten.

**ROLL CALL VOTE:**

**Lang- YES**  
**VanHouten- YES**  
**Arbogast- EXCUSED**

**Variances GRANTED.**

**ZBA MEMBER QUESTIONS/COMMENTS-**

There were no board member questions or comments.

**PUBLIC QUESTIONS/COMMENTS-**

There were no public questions/comments.

**ADJOURNMENT-**

A motion was made by Randy Lang to adjourn the meeting at 5:45 pm, supported by Mike VanHouten.

**Motion carried with unanimous support.** Meeting adjourned.

Respectfully submitted,

ROB BEHNKE  
Zoning Secretary