ZONING BOARD OF APPEALS MEETING

7386 S. GALE ROAD GRAND BLANC, MI 48439
WEDNESDAY, OCTOBER 28, 2026 AT 6:00 PM

MINUTES

IN PERSON MEETING

To Participate: Join Zoom Meeting by Videoconference or Telephone:
LOGIN OR DIAL: 1 312 626 6799 US
MEETING ID: 747 569 7662
PASSCODE: 007386

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CALL TO ORDER

Chairman called the meeting to order at 6:00pm.

ROLL CALL

PRESENT
Barry June
Jim Sweet
J. Michael Rembor
Joel Mallery

ABSENT
Ann Marie Moore

STAFF PRESENT

Lexi Christner, Recording Secretary

Adam Young, Township Planner

APPROVAL OF AGENDA

Motion to approve the agenda as presented.

Motion made by Rembor, Seconded by Sweet.
Voting Yea: June, Sweet, Rembor, Mallery

Motion carries 4-0

APPROVAL OF MINUTES

1. **Approve September 23, 2026 Zoning Board of Appeals Meeting Minutes.**

   Postpone due to lack of members present to approve.

PUBLIC HEARING

2. **Public Hearing: Variance 26-05, for a front yard accessory building on 12161 Hill Rd (02-01-300-017).**

   Opened public hearing 26-05 at 6:01pm

   No members of public wish to speak

   Closed public hearing 26-05 at 6:01pm

3. **Public Hearing: Variance 26-06, for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9517 Perry Rd (02-09-200-011).**

   Opened public hearing 26-06 at 6:01pm

   No members of public wish to speak

   Closed public hearing 26-06 at 6:01pm

4. **Public Hearing: Variance, for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9119 Hegel Rd (02-16-300-025 & 02-16-300-024).**

   Opened public hearing 26-07 at 6:02pm

   No members of public wish to speak

   Closed public hearing 26-07 at 6:02pm

NEW BUSINESS

5. **Consider ZBA26-05, variance for a front yard accessory building on 12161 Hill Rd (02-01-300-017).**

   The applicant Ryan, gave a brief overview on why he has chosen this area of the proposed structure to be built. The secondary septic would be in the front portion of the yard. This area is the most accessible from the driveway, and would help black the visibility from the road to the back yard.

   Young gave overview that because this property is a corner lot there are technically 2 side yards and 2 front yards. The set back for Hill Road is 140 feet from center line. The house sits at 115 feet, therefore the house is out of compliance. The board agreed that the building could be in line with the house on the south side.

   The board discussed the 5 questions from section 23.20(3)(g).

   a. There is no hardship being created.

   b. The conditions and circumstances are not unique being the accessory building could be built within ordinances standards.

   c. The house was built by the current owner and out of compliance with the road setback.

   d. Not conferring with special privileges due to the building being able to be built with compliance of zoning ordinance.

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e. Will not be contrary to spirit and intent the applicant is able to construct a barn on the northeast side of property.

Motion to deny the ZBA26-05, variance for a front yard accessory building on 12161 Hill Rd (02-01-300-017) in correspondence with section 23.20.3.g.

Motion made by Rembor, Seconded by June.
Voting Yea: June, Sweet, Rembor, Mallery

Motion carries 4-0

6. **Consider ZBA26-06, variance for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9517 Perry Rd (02-09-200-011).**

The applicant Zach, gave overview on application. The proposed barn is for horse and an indoor area. The proposed building complies with set backs just not the square footage. The building will be "L" shaped. The ordinance states the size of one building is too large for the amount of acreage but be would allowed as 2 separate buildings. Horses need reasonable space one site will be stalls and the other will be the indoor area for them to stretch their legs during poor weather.

The board discussed the 5 questions from section 23.20(3)(g).

a. Yes this would cause hardship not having their horses at home as other property owners do in the same zoning district.

b. Yes, the property is large enough to accommodate livestock.

c. Not created by the owner, the ordinance states not more than 1.5 ground floor of dwelling. The owner did not build the house.

d. Will not confer special privileges, surrounding properties have large accessory structures.

e. Will not be contrary to the spirit and intent to the zoning ordinance, land is being farmed and match the rest of the structures on the property.

Motion to approve ZBA26-06, variance for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9517 Perry Rd (02-09-200-011) based on the 5 standards section 23.203.g.

Motion made by Sweet, Seconded by Mallery.
Voting Yea: Sweet, Rembor, Mallery, June

Motions carries 4-0

7. **Consider ZBA 26-07, variance, for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9119 Hegel Rd (02-16-300-025 & 02-16-300-024).**

Paul, applicant, stated he combined his 2 parcels hoping the combined acreage would be 20 acres, but was shy .3 of an acre. 20 acres has the size exemption for an accessory building. Originally wanted 60'x84' for camper, atv's, snowmobiles, boats, etc. would like everything kept nice and in storage not all over the yard. The ordinance allows 2 buildings that could

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equal 5040sqft together but not one building. Removed 20 feet from original for more hope of getting the plan approved.

Board discussion, with the 5 questions from section 23.20.3.g.

a. Yes this would cause hardship having their accessories out in the weather and not in storage on their own property as other property owners do in the same zoning district.

b. Yes, the property is large enough to accommodate the size barn, the allowed acreage is short by .3 acre.

c. Not created by the owner, the ordinance states not more than 1.5 ground floor of dwelling. The owner did not build the house.

d. Will not confer special privileges, surrounding properties have large accessory structures. Combine the 2 parcels and was still short .3 acre.

e. Will not be contrary to the spirit and intent to the zoning ordinance, the building will match the home on the property. The property almost being 20 acres, and the second story not being counted for dwelling to accessory building size.

Motion to approve ZBA 26-07, variance, for a detached accessory building greater than twice the main building ground floor on a lot that is larger than three acres located on 9119 Hegel Rd (02-16-300-025 & 02-16-300-024) based on the 5 standards in section 23.20.3.g. and for the building not to exceed 5,040sqft.

Motion made by Mallery, Seconded by Sweet.
Voting Yea: June, Sweet, Rembor, Mallery

Motion carries 4-0

REPORTS

8. **Township Report**

Moore absent for update.

9. **Planning Commission Report**

Approved agricultural tourism conditional use and site plan for Top Hops farm on Ridge Road. Events to be held May through August, 1 large event per weekend, a lot in support and many against.

Young made note suggesting the Zoning Board of Appeals could recommend the Planning Commission to discuss and/or amend the ordinance for accessory building size formula. The 20 acres could be reduced to 10 acres, or maybe land coverage and not tied into the home size.

PUBLIC COMMENT

none.

BOARD COMMENTS

None.

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ADJOURNMENT

Motion to adjourn the meeting at 6:39pm

Motion made by Rembor, Seconded by Mallery.
Voting Yea: June, Sweet, Rembor, Mallery

Motion carries 4-0

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC HEARING.

Recording Secretary: Lexi Christner, MiPMC

CLERK'S CERTIFICATION

I, Toni A Yaklin, the duly elected, qualified and acting clerk of the Township of Atlas, Genesee County, Michigan do herby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Atlas Township Zoning Board of Appeals during the regular meeting held on October 28, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

_____

Toni A. Yaklin Date
Atlas Township Clerk

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