Fife Lake Township

Zoning Board of Appeals

134 Morgan St., Fife Lake, MI 49633

September 3, 2026 at 6:00PM

1) Call to order by Shane Lewis at 6:00PM.

2) Pledge of Allegiance was recited.

3) Roll Call: Present: Dawn Zimmerman, Shane Lewis, Joseph Jones, Daina Smith & Boone Scharp.

4) Conflict of Interest:

Zimmerman stated she has a conflict of interest. Board voted 4-1, voice vote, Zimmerman does not have a conflict of interest.

Lewis stated he has a conflict of interest. Board voted 4-1, voice vote, Lewis does not have a conflict of interest.

5) Approval of the agenda:

Jones made a motion to approve the agenda. Scharp seconded. No discussion. Motion carried unanimously, voice vote.

6) Citizen Comment: None

7) Communications, Presentations:

Two letters presented to the board relating to case # 2026-09-03.

8) Public Hearing:

a) Motion to open the public hearing:

Jones made a motion to open public hearing at 6:05PM. Zimmerman seconded. Zimmerman made a comment about the two letters of communication. Roll Call: Lewis- Y, Zimmerman- Y, Jones- Y, Smith- Y, Scharp- Y. 5-0. Motion carried.

b) Calling of the case #2026-09-03 Hartel Request.

c) Staff report on case at hand

d) Petitioner Presentation: Brandon Hartel presented on behalf of applicant.

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e) Public/Citizen Comment :

Zimmerman submitted the two letters in support of the applicant. One letter was from Skip Sangerl who read his letter into the record and another letter from John Perras who also read his letter into the record. The letters were in support of the record and in support of the applicant.

f) Questions by ZBA members to staff

g) Questions by ZBA members to petitioner: Will the applicant be putting a gutter system on the house to direct water away from the lake and foundation. Yes, there will be a stone drip edge around foundation.

h) Petitioner Rebuttal :

i) Motion to close public hearing:

Zimmerman made a motion to close the public hearing at 6:36PM. Jones seconded. Roll Call: Lewis- Y, Zimmerman- Y, Jones- Y, Smith- Y, Scharp- Y. 5-0. Motion carried.

9) New Business :

a) Statement of Standards: ZBA members reviewed the standards outlined in the zoning ordinance.

b) Findings of Fact review: Reviewed standards outlined in the zoning ordinance; article 19.5 sections 5.5 1-5.

Number 1 – Board found that the variance was due to unique circumstances as it was a plotted lot and the home was built prior to township zoning.

Number 2 – It was not self-created.

Number 3 – That strict compliance of the setbacks would be unnecessarily burdensome.

Number 4 – The improvement will reduce pollution and sediment from running into Fife Lake.

Number 5 – The variance will not cause adverse impact to the surrounding properties.

c) Any action on the case at hand based on findings

Lewis made a motion to issue a land use permit for the dwelling despite the setbacks difference of the ordinance requirements and lot coverage overage. And, in Lewis' opinion they are in compliance with 1-5 in the findings of fact. Scharp seconded. Roll Call: Lewis- Y, Zimmerman- Y, Jones- Y, Smith- Y, Scharp- Y. 5-0. Motion carried.

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10) Announcement/Board Comments: None.

11) Citizen Comment:

Mary Ellen Dilley; Fife Lake Township: Had a question regarding the roof line of the house.

12) Adjournment:

Zimmerman made a motion to adjourn at 6:50PM. Scharp seconded. No discussion. Motion carried unanimously, voice vote.

Respectfully submitted,

Annie Allen

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Fife Lake Township Clerk

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