

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for August 6, 2025, 5:30 P.M.**

Call Meeting to order 5:30 pm

Attendance: Bobby Forrest, Rachel Frantom, Donald Curry, Steve Grilley, Brian VanBeveren. Ryan Capson (ZA) Also, in attendance: Applicant Ron Wood and builder, Bill Monhollon

Item 1. The request of Ron Wood for a variance from Section 5.04.4 of the Port Sheldon Township Zoning Ordinance – Parcel: 70-11-21-150-006 Address: 6996 Hillside Ave, West Olive Mi 49460.

Open Public Hearing at 5:32 pm

Applicant's description: Ron Wood walked through the challenges with the property. This is Critical Dune and requires permitting with EGLE. The house is approximately 30x40 with a garage. The garage is above grade, making the house 3 stories and requires a variance. The height of the house meets the 35 feet but due to the grade of the slope, a 2 feet variance on height is requested.

Public Comments: 2 letters were written and submitted to the zoning board of appeal.

Closed the Public Hearing at 5:42 pm

Board Discussion: Ryan Capson explained the height and grade issue and the need for a maximum of 2 feet height along with the 3 stories variance.

Motion was made to approve the variance for building a new home with a maximum height of 37 feet and 3 stories with the garage being above grade level.

The approval is due to the 4 standards below being met:

1. Steep slope that is in Critical Dunes requiring permitting with EGLE.
2. Due to the limited building envelope, the garage is above grade and causing the house to be 3 stories. The house is 35 feet but grading around the house is making the need for a 37-foot height variance.
3. Critical Dunes and slope leave little options without a variance.
4. Many homes in the area have had to get variances and work with Critical Dunes and EGLE to build on the old, platted lots.

Motion by Steve Grilley and Second by Brian VanBeveren. The motion passes as shown by the following votes: Yeas 5 No 0

Item 2: Review meeting minutes from 7-2-25 Public Hearing.

Motion from Bobby Forrest to accept the minutes as written and second by Steve Grilley. The motion passes as shown by the following votes: Yeas 5 No 0.

Meeting adjourned at 6:06pm