

**Port Sheldon Township Board of Appeals Hearing  
Meeting Minutes for September 3, 5:30 P.M.**

Call Meeting to order 5:30 pm

Attendance: Bobby Forrest, Rachel Frantom, Donald Curry, Steve Grilley, Brain VanBeveren  
Ryan Capson (ZA) Also, in attendance: Applicant Peter Hicks

1. Request for a variance from Section 5.04 of the Port Sheldon Township Zoning Ordinance –  
Owner: Peter & Cynthia Hicks- Parcel: 70-11-21-196-010, Address: 0 Helena, West Olive Mi  
49460

Open Public Hearing at 5:32 pm

The applicant would like to replace the existing deck and bring it onto the property. EGLE restrictions do not allow the deck to be increased in size. They will also build a retaining wall on the lakeside to help stabilize the deck on the dune. No EGLE permit is needed as this is a replacement deck.

Public Comments: No public comments

Closed the Public Hearing at 5:43 pm

Board Discussion: Ryan Capson explained the setbacks for decks, EGLE restrictions, and deck size.

A motion was made to approve the variance for replacing the existing deck with a zero set back on the north property line, and the depth of the deck to not exceed seventeen feet.

The approval is due to the four standards below which have been met:

1. EGLE restrictions only allow for a replacement of the deck.
2. The replacement deck will be on the property and in more conformance than the existing deck.
3. The existing deck was on the property before the owner bought the property.
4. Setback variances are needed due to old, platted lots and newer zoning requirements.

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

Item 2: Review meeting minutes from 8-6-25 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 5:58 pm