

***Leoni Township Office***  
**913 Fifth Street**  
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**[Leonitownship.com](http://Leonitownship.com)**

**ZBA MINUTES February 7, 2022**

The Leoni Township Zoning Board of Appeals held an In Person and Zoom meeting Monday, February 7, 2022, @ 6:00 PM, 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

The Meeting was called to order at 6:22 P.M.

Members Present: Vern Beckwith, Keith VanPoperin, and Rae Fruth

Members absent: Nora Sharp-McGee (via ZOOM from Manatee County, FL)

Persons in attendance: 3

Purpose of ZBA board read by: Keith VanPoperin

*Motion by V.Beckwith, supported by R. Fruth to approve the agenda for February 7, as written*

***Motion Carried by Voice Vote***

*Motion by V. Beckwith, supported by R. Fruth to approve the January 10 minutes as written*

***Motion Carried by Voice Vote***

**Public Comment:**

Opened: 6:25

Closed: 6:25

**NEW BUSINESS:**

- 1. 000-14-05-377-004-03**  
**1125 Felters Rd.**  
**C & B Cutter Grinder Company**

**Discussion:**

Mr. VanPoperin: How long have you owned the property.

Angela Elliott: We have owned it for about a year and a half. We have worked there for 27 years.

Mr. VanPoperin: Do you have any other plans other than to split this property so you can make it two separate businesses.

Charles Elliott: My wife and I rent to a separate business and Mr. Hoard would like to establish his own business so I don't want to do anything other than split the property so we can each have our own business even though we work together.

Mr. VanPoperin: They cannot do a straight split because of the closeness of the garage to the existing building.

Mr. VanPoperin: Lets vote on each of the 4 criteria.

A. Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use or would render conformity necessarily burdensome.

*Roll call Ayes: R. Fruth, V. Beckwith and K. VanPoperin*

B. The particular request, or a lesser relaxation of ordinance standard, would provide substantial justice to the landowner and neighbors;

*Roll call Ayes: R. Fruth, V. Beckwith and K. VanPoperin*

C. The plight is due to unique circumstances of property and is not shared by neighboring properties in the same zone.

*Roll call Ayes: R. Fruth, V. Beckwith and K. VanPoperin*

D. The problem is not self-created.

*Roll call Ayes: R. Fruth, V. Beckwith and K. VanPoperin*

*Motion by R. Fruth, supported by K. VanPoperin to approve the variance for property 000-14-05-377-004-03 for a 3% lot coverage and a north side setback of 14.3 ft and a south side setback of 10.9 ft. based on affirmative votes on all 4 criteria.*

*Roll call vote: 3 Ayes, K. VanPoperin, R. Fruth and V. Beckwith  
0 Nays*

***Motion Carried***

**Motion by V. Beckwith and supported by R. Fruth to adjourn at 6:45 p.m.**

***Motion carried by voice vote.***

Next scheduled meeting date is June 13, 2022.