



MINUTES
Zoning Board of Appeals
Monday, May 18, 2026 @ 6:00 PM
 Board Room

PRESENT: Ben Masterson, Steve Friar, Henry Betten, Andrew Ochmanek

ABSENT: Rachel Major

STAFF PRESENT: Edmund Lockhart, Zoning Administrator/ Planner

1 PLEDGE OF ALLEGIANCE

2 INVOCATION

3 APPROVAL OF AGENDA

4 APPROVAL OF MINUTES

A. *Approval of meeting minutes, February 2026*

Ben Masterson motions to approve the minutes, with changes to the secretary and offices.

Steve Friar seconds the motion, all Board members voting yes.

5 BRIEF PUBLIC COMMENT

6 NEW BUSINESS

A. *Dimensional Variance Request: 8668 6 Mile Rd*

The applicant comes forward and describes the variance request, and the reasoning for the placement. Ben Masterson inquires what would happen if the old tanks fail. The applicant explains they are just trying to get ahead of any issues since the tanks and drainfield are old.

Discussion over speaking with the County takes place. Steve Friar explains he is satisfied if the County is satisfied. Ben Masterson explains the five facts that must be summarized.

Ben Masterson motions to approve the requested 50 ft setback:

1. The topography of the property and location of creek.
2. The existing tanks predated the Zoning Ordinance.
3. Required due to the creek.

4. Most reasonable location for the property.

5. 50 ft is the minimum variance necessary.

It should be noted that the approval only grants relief from the Cannon Township Zoning Ordinance, the applicant is still required to obtain any required permits from Kent County Health Department and EGLE and abide by any of their requirements.

Henry Betten seconds the motion, a roll vote is taken, all Board members voting yes.

B. *Dimensional Variance Request: 7013 Silver Lake Dr*

A brief discussion over the variance request is held, the Ben Masterson opens and closes the public comment. The Board votes to table the item to the June meeting, so that the applicant can provide revised setbacks.

C. *Dimensional Variance Request: 7121 Eldred Dr*

Ben Masterson asks the applicants to come forward and describe their variance request. The Hammer's come forward and explain what they are asking for. Remove existing garage and construct a 20 x 40 ft garage.

Ben Masterson opens the public hearing. A neighbor asks what and other variances means on the notice. It is explained that, that is a general statement to cover anything that may be found during the review. The public hearing is closed.

Discussion over the size of the structure is discussed, Henry Betten questions why its 40 ft. The size of the lot is discussed. The Board discusses the front setback request, Ben Masterson explains his stance, the lot warrants a variance due to the size, however, he has a hard time rationalizing a 40 ft deep structure. Standard garage dimensions are addressed.

The Board discusses the front setback, and that they could still have up to a 28 ft deep garage if they met the required front setback.

Ben Masterson motions to grant a variance to allow a 2 ft rear setback and 2.5 ft side yard setbacks for 7121 Eldred:

1. The narrowness of the lot.
2. Narrowness and dimensions of the lot.
3. The size of the lot is not self created.
4. Allows a 2 stall garage 24 ft wide and depth still up to 28 ft.
5. The variances are the minimum necessary.

Steve Friar seconds the motion, a roll vote is taken, all Board members voting yes.

Ben Masterson motions to deny the requested 23 ft front setback, it is not the minimum necessary and would allow for a large foot print than other garages in the area. A reasonable sized garage can still be constructed.

Henry Betten seconds the motion, a roll vote is taken, all Board members voting yes.

- 7 **PENDING BUSINESS**
- 8 **ZONING BOARD COMMENTS**
- 9 **ZONING ADMINISTRATOR'S COMMENTS**
- 10 **ADJOURNMENT**

Ruth Brod, ZBA Secretary

Edmund Lockhart, Recording
Secretary