
Meeting Minutes: Zoning Board of Appeals (ZBA)

Project: 304 Lake St. Variance Request

Date: March 26, 2026 | **Time:** 7:00 PM

Applicants: Brian & Christine Hoy

1. Call to Order

Chairperson Don Haack called the meeting to order at 7:00 PM.

2. Attendance

- **Committee Members Present:** Don Haack, John Winkas, and Matt Wakely.
- **Representatives:** Mike Houseman (representing Brian and Christine Hoy).

3. Public Notice & Variance Reading

- **Request Summary:** Chairperson Haack read the complete variance request for 304 Lake St.
- **Notice Timeline:** The request was published on March 7, 2026, and neighbor notification letters were sent the same day.

4. Review of Request

The board reviewed the request. Chairperson Haack opened the floor for questions; none were raised by the board at this time.

5. Applicant Presentation

- **Environmental & Regulatory Status:** Mike Houseman reported that an environmental consulting firm found no issues with the proposed setback. Additionally, EGLE confirmed that no permits are required from their agency for this project.
- **Hardship Argument:** Houseman argued that the lot size and roadway constraints constitute a hardship.
- **Board Discussion:** * Matt Wakely noted that the existing structure was built out of ordinance by a previous owner.
 - In response to Christine Hoy's inquiry regarding how the home passed previous inspections, the board clarified that this was an error by a previous township inspector.
 - The Planning Commission's recommendation was noted: they do not recommend an amendment to the waterfront setback provisions as no hardship was presented.

6. Correspondence & Public Comment

- **Correspondence:** No new correspondence was received beyond the letters from the previous request.
- **Public Comments:**
 - **Jeff Crago (293 Lake St.):** Inquired about EGLE concerns. Don Haack confirmed that no permits are currently required.
 - **Josh Sinclair (286 Lake St.):** Asked for a summary of board concerns. Matt Wakely cited the existing setback violation and the Planning Commission's stance that a variance cannot be granted without a proven hardship.

7. Conclusion of Public Hearing

Mike Houseman noted that an above-ground pool would be installed and approval would be sought from MTS. At Houseman's request, the board discussed tabling the matter. Chairperson Haack officially closed the public hearing at 7:30 PM.

8. Board Action

Chairperson Haack opened the board meeting. A motion was made to table the matter.

- **Motion:** To table the variance request for 304 Lake St.
- **Support:** Matt Wakely.
- **Vote:** John Winkas performed a roll call vote. (Matt-Yes, Don-Yes, John-Yes).
- **Result:** Motion passed.

9. Adjournment

A motion to adjourn was made by Matt Wakely and seconded by John Winkas. The meeting was adjourned at 7:38 PM.