

**ONEIDA CHARTER TOWNSHIP BOARD OF APPEALS  
HELD JUNE 4, 2024  
AT 5:30 P.M.**

**MEMBERS PRESENT: CHAIRMAN GROSTEFON, MEMBERS SCHROEDER, SHILTON, AND SCHULTZ. EXCUSED STAHELIN.**

**OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, MR. ROUDEBUSH APPLICANT, AND MR. GOUDREAU A RESIDENT OF ONEIDA ON THIRD STREET.**

1. Call to order.
2. Pledge of Allegiance.
3. Additions to the Agenda, there were none.
4. Draft Minutes of June 7, 2022. Motion was made by Mrs. Shilton and supported by Chairman Grostefon to approve the minutes as printed. Motion Carried.

5. Public Hearing Variance Request for a 34-Foot variance for the front yard setback area to build an attached garage. Parcel #030-005-100-003-00 located at 13994 Benton Road, Grand Ledge, Michigan.

Chairman Grostefon asked applicant Mr. Roudebush to come forward and discuss the request with the Board. Mr. Roudebush explained that he had purchased the lot from Mr. Davis who had told him that he could build an attached garage at a later date.

Zoning Administrator explained the history of the area where this property is located. The property is located in the area of Brittany Woods Subdivision and those lots are zoned R-1A and are less than one acre and so is Mr. Roudebush's lot. But he is zoned A-1 Agricultural and is not a part of Brittany Meadows therefore making his lot a non-conforming lot. That is the reason he is in need of the variance to build the garage. He is located on a corner lot which makes him have two front setback requirements. The proposed new garage will face Eaton Hwy. He is in need of a 34-foot variance as he cannot meet the requirement of a 60-foot setback on the Eaton Hwy. side of the property.

There was discussion: Chairman Grostefon and Mrs. Shilton questioned the location and size of the proposed attached garage. Mr. Roudebush said that the garage would be approximately 20 feet deep and 22 to 24 feet wide.

After discussion, Motion to approve the request for variance as submitted was made by Mrs. Schultz. Mrs. Schroeder supported the Motion. Motion Carried.

6. Public Comment: A Resident of the corner of Oneida and Third Street was present to discuss a variance for a fence in his front yard.
7. Any Other Business: Zoning Administrator Goschka told the Board that the Planning Commission was working on a new zoning ordinance with a company called Williams and Works.
8. Adjourn Meeting: Meeting was adjourned at 5:52 p.m.

Minutes respectfully submitted by Janet Schultz.

APPROVED:



---

ADAM GROSTEFON, CHAIRMAN