



**Call to Order:** 7:03 PM

**Roll Call:** Present: Anielski, Blair, Powell, Skelonc, Tilburt

**Pledge of Allegiance:**

**Approval of Last Meeting Minutes:** Motion to approve January 15, 2025, minutes by Anielski, second by Skelonc, all Ayes, Motion Carried.

**Approval of Agenda:** Motion to approve by Skelonc, second by Anielski, All Ayes, Motion Carried.

**Public Comment – Matters not the Subject of Agenda Items:** No Public Comment

**Agenda Matters to be reviewed by the Zoning Board of Appeals:**

1. Scheduled Public Hearing – Variance Request from Fasel – 2225 Pointe North

(Tilburt) Opened Public Hearing with explanation of procedures and recognized Shane Fasel, owner/applicant. (Fasel) Requesting variance for bigger barn for storage for boats, RV's, quads, etc., and will clean up yard.

*Public Comment:* \*(Ankerberg) Former H.O.A. president; made sure the quadrants were put into place; (properties) have individual septic systems; made sure each lot received options; building description has minimal effect on us; were asked for our approval and H.O.A. board said yes. \*(Robinson) Support for variance. \*(Wilson) Support for variance. \*(Tuong) Support for variance. \*(Slater) Support for variance; cleaning up will make it look nicer. (Gross) Received two email messages to Zoning – each expressed support for variance.

(Tilburt) Scheduled Public Hearing closed.

*ZBA Discussion/Questions:*

- (Gross) Amount of acreage in question whether is one acre or .998 as indicated on one source; using less than 1 acre the proposed size is approximately 3x what's allotted; asking for 1,920 sq. ft. – well over amount allowed.
- (Gross) Both size of proposed building and location on property are issues; could move back but is shown 15' too close to right-of-way.
- (Gross) Due to road curvature, property is a corner lot having 2 front yards; barn would be in front of existing house which needs 50' setback. Location of house was previously approved by the Planning Commission through development's request.
- If building is moved back, encroach on drain field?
- Was a large accessory building considered when property was purchased?
- Large accessory buildings are a want in Solon Township – perhaps PC needs to revisit ordinance.
- Cannot change ordinance for one request – affects all in township.
- Where is water run-off going?
- Consideration to purchase additional property?
- May be acceptable to neighbors now but that could change in the future.
- If this request is granted, others will want the same.
- This is not a hardship issue.
- (Leisman) Re: Setback issue – is a corner lot due to curve so is 2 front yards; if building is in front yard would need 2X set back or 100'; under ordinance, generally speaking, is 2 front yards so needs 2 variances.
- (Leisman) Variance request for oversized buildings could go to Planning Commission.
- Can use property size as 1 acre so 960 sq. ft. is permissible.
- Can consider in the side yard so front setback of 50' permissible.

*Applicant Response:*

- Moving building back 15' will not encroach on drain field.
- Didn't need storage building when this property purchased; lost prior storage at other property due to sale.
- Water run-off funneled to dry creek bed.
- Purchase of additional property is "Plan B."
- Any leniency of size at all?
- ZBA noted that any leniency is on a case-by-case basis for minor changes.

(Tilburt) Called for motion. Motion by Skelonc to deny variance request due to not having enough information and size of building. Second by Anielski, All Ayes. Motion to deny carried.

**Further Discussion/Questions:**

- Reiteration of reasons for denial:
  - ✓ Don't want precedent for township set by approved variance request.
  - ✓ Does not involve a practical difficulty.
  - ✓ Not enough justification for size.
  - ✓ No evidence of special circumstances.
  - ✓ Building size exceeds maximum allowable in Zoning.
  - ✓ Applicant could construct building that comply with Zoning requirements.
- Denial resolution is revised to allow construction of 960 sq. ft. building instead of 720 sq. ft., and building is considered allowed in a side yard with a front setback of 50'. ZBA did make concessions for applicant.

**Conclusion:** Attorney will prepare denial resolution with revisions. Applicant may pursue resolution conditions – new application and site plan required.

**Other Matters to be reviewed by the Zoning Board of Appeals:** N/A

**Old Business:** N/A

**Open discussion for Issues not on the Agenda:**

**Correspondence Received:** 2026 Meeting Schedule distributed.

**ZBA Board Members:** (Powell) For Zoning: No indication of construction for building next to Meijer Gas. Has ZBA Variance expired?

**Report of Township Board Representative:** (Anielski) N/A

**Report of Planning Commission Representative:** (Tilburt) N/A

**Report of Zoning Administrator:** (Gross) Re: CS Retail Management – Time lapsed so ZBA Variance expired.

**Additional Discussion:** (Fasel) What's the point of a variance? If additional property is purchased and I come to PC, will it be okay? (Gross) Not necessarily – is up to them; would be redesigning the development.

**Adjournment:** Motion to adjourn by Anielski, seconded by Blair, all Ayes, motion carried. Adjourned – 8:19 PM

**Next Scheduled Meeting** to be January 21, 2026, 7:00 PM

Secretary:   
Date: 1-28-2026

\*Ankerberg, James – 2290 Pointe North Dr., NE Cedar Springs, MI 49319  
\*\*Robinson, Dan – 2232 Pointe North Dr., NE Cedar Springs, MI 49319  
\*\*\*Wilson, Ryan – 13880 Pointe North Dr., NE Cedar Springs, MI 49319  
\*\*\*\*Tuong, Van – 2256 Pointe North Dr., NE Cedar Springs, MI 49319  
\*\*\*\*\*Slater, Jason and Loretta – 2273 Pointe North Dr., NE Cedar Springs, MI 49319