



# ALBERT TOWNSHIP

## Zoning Board of Appeals Meeting Minutes

Albert Township Hall

May 19, 2025

**ROLL CALL:** Board Members: Chair Wendy Williams, Vice Chair Mark Dombrowski, Members: Denise Heyser and Shawn Huston, Township Supervisor Mike Szukhent, Township Clerk Sandy Raffin, Zoning Administrator Jeff McDonald.

**ABSENT:** Secretary Hope Rosso, excused.

1. **ORDER:** The regular board meeting was called to order at 3:00 pm by Williams.
2. **THE PLEDGE OF ALLEGIANCE** to the flag was led by Williams.
3. **Approve Minutes.**  
Meeting from January 27, 2025.  
Table until next meeting.
4. **Old Business:** None
5. **New Business:** Variance hearing on parcel #001-028-00-356-00 located at 2051 Dreamer Lane, Lewiston, MI 49756. For construction of a new patio and walkways.

**Williams opened public comment at 3:07 pm.**

Tim Austin introduced himself, and explained what and why he wants to make changes. Safety is an issue. Requesting to construct a patio that is 540 square feet, which is 140 square feet above the allowance. The location of the patio is within the 35 feet setback from the shoreline.

Landscape Architect, Ken Zmijewski explained the pictures and examples. The Board questions some things, due to the pictures being small.

Mary Steel, 2071 Dreamers Lane asked Ken some questions about vegetation. Asked if the EAGLE Department has approved this is requested. EAGLE does not have to approve this request it is up to the Zoning. Ms. Steel was for the request.

Donna Smith 2085 Dreamers Lane stated, she is concerned about her house because the water running to her house, because everything is being built up. Ms. Smith was for the request.

**Williams closed public comment at 3:30 pm**

**Williams opened the Zoning Board of Appeal's deliberations on the variance request.**

The Zoning Board of Appeals finds that evidence has been presented by the applicant showing the need for the requested variance is due to unique circumstances or physical conditions of the property, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty to comply with the zoning ordinance; therefore, **Standard 1 yes**, has been satisfied.

The Zoning Board of Appeals finds that the need for the requested variance is not a result of actions of the property owner; therefore, **Standard 2 no**, has not been satisfied.

The Zoning Board of Appeals finds the applicant has represented in his application that strict compliance with regulations will unreasonably prevent the property owner from using the property for permitted purpose; therefore, **Standard 3 yes**, has been satisfied.

The Zoning Board of Appeals finds that the variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district; therefore, **Standard 4 yes**, has been satisfied.

The Zoning Board of Appeals finds that the requested variance will not cause any adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district; therefore, **Standard 5 no**, has not been satisfied.

Motion by Dombrowski to approve the variance as requested, second by Heyser.  
All in favor: 5 Yeas                    0 Nays                    **Motion passed.**

**6. Other**

McDonald said the road should also be fixed possibly tiled. The road is terrible in the spring.

**7. Public Comment - None**

**8. Adjournment**

Motion by Dombrowski, second by Heyser to adjourn at 3:37 pm.

Minutes Submitted by:

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Hope Rosso, Albert Township Secretary