

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
APRIL 6, 2026**

MEMBERS PRESENT: **LARRY FILLINGER – *Chairperson***
 LINDA MANSON-DEMPSEY – *Vice-Chairperson*
 JIM WITKOWSKI – *Secretary*
 LARRY GRUNN
 JEAN ROOT

MEMBERS ABSENT: **NONE**

OTHERS PRESENT: **SCOTT RICHARDSON – *Zoning Administrator***

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT

The Zoning Board of Appeals members and other township representatives introduced themselves.

APPROVAL OF AGENDA

APRIL 6, 2026 Regular Meeting: Linda Manson-Dempsey motioned to approve the April 6, 2026 ZBA meeting agenda as presented. Jim Witkowski seconded. **Motion carried 5-0**

APPROVAL OF MINUTES

MARCH 2, 2026 Regular Meeting: Linda Manson-Dempsey motioned to postpone approval of the meeting minutes from the March 2, 2026, until the next scheduled ZBA meeting. Jean Root seconded. **Motion carried 5-0**

PUBLIC COMMENT

No comments were made.

UNFINISHED BUSINESS

ZBA CASE: #02-26 CHASE OUILLETTE: 3511 JEWELL RD HOWELL, MI 48843 / PARCEL #4710-16-200-009
Applicant is seeking a variance to section 8.01 F1 / Minimum lot area and 6.073 / Accessory building location on parcel #4710-16-200-013, located at 3539 Jewell Rd, that he is looking to purchase.

Chase Ouillette is requesting a zoning variance to permit the division of two properties located at 3539 Jewell and 3511 Jewell Rd. Currently Mr. Ouillette owns the property at 3511 Jewell Rd. Mr. Ouillette wishes to purchase the 3539 Jewell Rd property from the current owner Mr. Gary Twombly, which is contingent on the approval of this variance request. Both properties are uniquely configured due to a natural river that runs through the land creating a clear and permanent physical

division between the north and south portions of the 3511 Jewell Rd parcel. As a result, the property does not function as a single cohesive lot.

Mr. Ouillette would like to split the property so that the structure located north of the Red Cedar River would be associated with and addressed as 3511 Jewell Rd and all structures located south of the river would be associated with and addressed as 3539 Jewell Rd. This proposed property split would allow the barn to be properly associated with 3539 Jewell Rd, (once the purchase is complete), while ensuring that the structures in front of the river remain with 3511 Jewell Rd.

In order to legally split these properties, a variance is required because the proposed division would result in these parcels being smaller than the required two-acre minimum that the Township requires. However, there are currently other parcels in the surrounding RR district that are smaller than the two-acre minimum, including the two parcels in question; 3511 Jewell Rd. & 3539 Jewell Rd.

Mr. Ouillette has already been approved by a mortgage company to purchase the 3539 Jewell Rd property, pending the sale of his existing house at 3511 Jewell Rd. Gary Twombly, the current property owner of 3539 Jewell Rd has accepted Mr. Ouillette's offer to purchase the property. However, this offer is contingent on the approval of the variance request submitted by Mr. Ouillette.

Mr. Ouillette has completed the following three items that were requested at the previous ZBA meeting on March 2, 2026 in hopes that his variance application will be approved:

- Mr. Ouillette provided a survey of the three parcels.
- Mr. Ouillette created an easement that includes the driveway and the bridge, which are listed on the recent survey.
- Mr. Ouillette could not obtain an approval letter from his mortgage company for the 3511 Jewell Rd property. However, on 03/31/2026 Mr. Ouillette paid off his mortgage for 3511 Jewell Rd. and has provided a copy of the payoff letter to the ZBA members.

The ZBA members discussed the logistics of both Jewell Rd properties with the applicant.

The ZBA members agreed to grant a variance as long as the following two conditions were met:

- Mr. Ouillette must purchase the property at 3539 Jewell Rd (parcel #1).
- Mr. Ouillette must sell the property at 3511 Jewell Rd (parcel #2).

Linda Manson-Dempsey motioned to approve the variance request for *ZBA CASE #02-26 CHASE OUILLETTE: 3511 JEWELL RD HOWELL, MI 48843 / PARCEL #4710-16-200-009* based on the following criteria:

- The restrictions of the Township Zoning Ordinance would unreasonably prevent the owner/applicant from using the property for a permitted use.
- The variance would do substantial justice to the owner/applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.
- The request is due to the unique circumstances of the property.
- The alleged hardship has not been created by the property owner.
- The difficulty shall not be deemed solely economic.

Jean Root seconded.

Roll Call Vote: Root; Witkowski; Manson-Dempsey; Grunn; Fillinger = ALL YES. **Motion carried 5-0**

ZBA CASE: #03-26 CORY GROVER: 5240 BENTLEY LAKE RD HOWELL, MI 48843 / PARCEL #4710-33-200-007
Applicant is seeking a variance to section 8.01 F3 a / Front yard setbacks on parcel #4710-33-200-007 located at 5240 Bentley Lake Rd.

Cory Grover would like to build an addition on the existing house at 5240 Bentley Lake Rd. There is only one desired location for this addition, but Mr. Grover will need a variance due to the setback restrictions. Mr. Grover stated that this addition will add character to the front of the house. The extension will also prevent excess rainwater from dumping right in front of the garage. Unfortunately, due to the location of the house and the septic field, there are no other practical locations on the property where an addition could be constructed, while fully complying with the current setback requirements.

Mr. Grover is seeking a variance that will allow a modest residential addition to the existing house located at 5240 Bentley Lake Rd.

Larry Grunn is concerned about the addition extending further into the setback and being even closer to Bentley Lake Rd.

Jim Witkowski motioned to approve the variance request for *ZBA CASE #03-26 CORY GROVER: 5240 BENTLEY LAKE RD HOWELL, MI 48843 / PARCEL #4710-33-200-007*, which will reduce the front yard setbacks by 4.28 feet, allowing for an addition to be built on the house. This approval was based on the following criteria:

- The restrictions of the Township Zoning Ordinance would unreasonably prevent the owner/applicant from using the property for a permitted use.
- The variance would do substantial justice to the owner/applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.
- The request is due to the unique circumstances of the property.
- The alleged hardship has not been created by the property owner.
- The difficulty shall not be deemed solely economic.

Larry Grunn seconded.

Roll Call Vote: Root: YES; Witkowski: YES; Manson-Dempsey: NO; Grunn: YES; Fillinger: NO = 3 YES / 2 NO **Motion carried 3-2**

SPECIAL ORDERS

No special orders were discussed.

PUBLIC COMMENT:

No comments were made.

ADJOURNMENT

Jean Root motioned to adjourn the meeting at 8:15pm. Linda Manson-Dempsey seconded. **Motion carried 5-0**

Minutes taken by: J. Timberlake