

Submitted by: S. Longstreet

Approved: _____

**MARION TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 5, 2026**

MEMBERS PRESENT: Larry Fillinger, Linda Manson-Dempsey, Jim Witkowski, Larry Grunn, and Ed Galubensky (alternate)

MEMBERS ABSENT: None

OTHERS PRESENT: Scott Richardson, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30 pm. 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

Larry Fillinger said he would like to amend the agenda to correct the date of the minutes to May 29, 2025, to include the closed session minutes from May 29, and to add election of officers for 2026. Larry Grunn motioned to approve the agenda as amended. Linda Manson-Dempsey seconded. **Motion carried.**

APPROVAL OF MINUTES

May 29, 2025 Regular Meeting: Linda Manson-Dempsey motioned to approve the minutes as presented. Larry Fillinger seconded. **Motion carried.**

May 29, 2025 Closed Session: Linda Manson-Dempsey motioned to approve the minutes as presented. Larry Fillinger seconded. **Motion carried.**

CALL TO THE PUBLIC

No response.

NEW BUSINESS

ZBA Case #01-26—Mark & Brenda Zeigler, Parcel #4710-25-101-035: The applicants are seeking a variance to Section 8.04 E3—Front Setback, on the vacant parcel located on the SW corner of Coon Lake Road and Southwoods

Mark and Brenda Zeigler were present, along with their builder, Steve Belanger. Mr. Belanger said the Zeigler’s would like to build a modest size home, approximately 1500 square feet, on the vacant lot, but the two front setbacks restrict the size of the building envelope. The applicant would like to request a 20 foot variance on the

Coon Lake Road front setback. This would allow the Zeigler's to attach a deck overlooking the lake, and still have a small yard. The driveway/garage entry would be off of Southwoods.

Linda Manson-Dempsey said she would prefer to see drawings from the builder that depicts exactly what they're building and the size.

The board members discussed granting a lesser variance to the front setback. Larry Fillinger has concerns with a home being too close to Coon Lake Road because of the amount of traffic.

Scott Richardson said that Section 6.10 of the ordinance allows front setback reductions based on the average of existing principal buildings within 200 feet. Linda Manson-Dempsey said she would like the attorney's opinion on that section of the ordinance.

Larry Fillinger said that Option A would be to get the attorney's opinion; Option B would be to grant a 10-foot variance from Coon Lake Road. The applicant opted for Option B.

Call to the Public

Patrick McIssac, 4010 Southwoods, is the neighbor whose property is adjacent to the Zeiglers' property. His concern would be an encroachment on his property, but that doesn't appear to be the case.

For ZBA Case #01-26, Mark & Brenda Zeigler, Parcel #4710-25-101-035, Linda Manson-Dempsey motioned to grant a 10-foot front yard variance from the NW corner on the Coon Lake Road side, considering the following:

The restrictions of the township zoning ordinance would unreasonably prevent the owners from using the property for a permitted use; this variance would do substantial justice to the applicant and a lesser relaxation would not give substantial relief; the property's unique circumstances (two front setbacks, shape) create the need for a variance; the owner did not create the hardship; and the difficulty is not solely economic.

Larry Grunn seconded. Roll call vote: Witkowski, Galubensky, Manson-Dempsey, Fillinger, Grunn—all yes.

Motion carried 5-0.

UNFINISHED BUSINESS

Linda Manson-Dempsey motioned to nominate Larry Fillinger as the chairman. Ed Galubensky seconded.

Motion carried.

Linda Manson-Dempsey motioned to nominate Jim Witkowski as the secretary. Larry Fillinger seconded.

Motion carried.

Larry Fillinger motioned to nominate Linda Manson-Dempsey as the vice chairman. Ed Galubensky seconded.

Motion carried.

SPECIAL ORDERS

None.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Linda Manson-Dempsey motioned to adjourn at 8:29 pm. Larry Fillinger seconded. **Motion carried.**