

**MARION TOWNSHIP
ZONING BOARD OF APPEALS**

**The Township Zoning Board of Appeals will meet in person
March 2 2026 at 7:30 pm**

However, there will be virtual access.

Instructions to participate in the meeting are posted on www.mariontownship.com

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIENCE

INTRODUCTION OF MEMBERS

APPROVAL OF AGENDA

March 2, 2026

APPROVAL OF MINUTES FOR: January 5, 2026 Regular Meeting

PUBLIC COMMENT:

NEW BUSINESS:

- 1) ZBA Case #02-26 Chase Ouillette, 3511 Jewell Rd, Howell, MI 48843 is seeking a variance to Section 8.01 F 1 – Minimum Lot Area and 6.07 3 – Accessory Building Location on Parcel #4710-25-101-035 located at 3511 Jewell Rd.

UNFINISHED BUSINESS:

SPECIAL ORDERS:

Public Comment:

ADJOURNMENT:

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.**

Dear Members of the Zoning Board of Appeals,

We are writing to request consideration of a zoning variance to permit the division of our property in conjunction with our planned purchase of the residence 3539 Jewell. The intent of this request is to separate the property so that the structure located north of the Red Cedar River would be associated with and addressed as 3511 Jewell, and all structures located south of the river would be associated with and addressed as 3539 Jewell.

The property is 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 parcel. As a result, the property does not function as a single cohesive lot.

There is also an existing barn located south of the river that is currently associated with 3511 Jewell. Due to its location, the barn is physically separated from the residence and is more functionally associated with the residence at 3539 Jewell. The proposed property split would allow the barn to be properly associated with 3539 Jewell once that purchase is complete, while ensuring that the structures in front of the river remain with 3511 Jewell.

This property division would also support our long-term plans and need for more space as a family. We are planning to expand our family and have been given an exceptional opportunity by Gary Twombly, the current owner of 3539 Jewell, to purchase the 3539 Jewell parcel. This opportunity allows us to remain in the community, maintain the character of the area, and ensure that the properties are cared for in a responsible and neighbor-conscious manner. The proposed property split supports these plans by allowing each home to function independently and appropriately based on the natural layout of the land.

We acknowledge that the proposed division would result in parcels that are smaller than the required two-acre minimum. However, there are parcels in the surrounding RR district that are currently smaller than two acres including the two parcels in question 3511 and 3539 Jewell. This requested variance would not increase residential density or allow for additional development. Both residences already exist, and no new dwellings are proposed. The division would not alter the rural character of the district or impact neighboring properties, but instead would allow for the 3539 Jewell parcel to be in alignment with current requirements of a 2-acre minimum.

Through this letter, we respectfully ask the Board to consider this request and find that the proposed variance is reasonable, practical, and consistent with the intent of the zoning ordinance. Thank you for your time and consideration.

Sincerely,

Chase Ouillette & Jessica Ouillette

Chase Ouillette 2-9-26
Jessica Ouillette 2-9-26

1) How the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use.

The current restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use because the property's existing layout and natural features function as two distinct and independent residential parcels. The Red Cedar River running through the property creates a clear physical separation between the north and south portions of the land. As a result, the property does not function as a single cohesive lot for practical residential use. This split also facilitates the 3539 Jewell parcel becoming aligned with current requirements of a 2-acre minimum.

The proposed property split would allow the barn currently on the 3511 Jewell parcel to be properly associated with 3539 Jewell, as it is physically located south of the river and adjacent to that residence. This arrangement more accurately reflects the physical layout, access, and functional use of the property.

The barn is located on the south side of the river, making a safe and practical electrical connection from 3511 Jewell infeasible. Associating the barn with the residence at 3539 Jewell through the proposed property split would resolve this issue by aligning the structure with the residence it can realistically and safely serve.

The shared driveway provides safe and legal access to both homes and would continue to do so if this property were split. The proposed split would not create any new nonconforming uses, increase density beyond what already exists, or impact neighboring properties.

2) How the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.

Granting the requested variance would allow the property to be used in a manner that is consistent with its physical characteristics, existing development, and intended residential use, without creating any detriment to the public or surrounding properties.

Approving the variance would ensure that the structures located north of the river belong to and are associated with 3511 Jewell, while all structures located south of the river would belong to and be associated with 3539 Jewell upon purchase of the parcel split. This alignment promotes clarity in ownership, maintenance, financing, insurance, and long-term property management, and reflects how the property is physically arranged.

Maintaining the property as a single parcel, or granting limited adjustments without allowing a formal split, would continue to cause confusion and practical limitations regarding the use,

ownership, and responsibility for the homes and accessory structures. In particular, the barn located south of the river would remain associated with 3511 Jewell despite the river physically separating it from that residence and more appropriately serving 3539 Jewell.

3) How the unique circumstances of the property create the need for a variance.

The need for a variance is created by the unique physical characteristics and existing development of the property. A natural river runs through the parcel, creating a distinct and permanent division between the front and rear portions of the land. This natural feature separates the property into two areas that do not function as a single, unified lot and significantly limits practical access and use across the river.

Another unique circumstance is the location of the barn, which is situated south of the river. Although it is currently associated with 3511 Jewell, the barn is physically separated from that residence by the river and is more logically and functionally connected to the residence at 3539 Jewell. Once the rear residence is purchased, the inability to formally associate the existing barn with 3539 Jewell creates an unnecessary hardship that is directly tied to the property's layout rather than any action of the owner.

These combined conditions—the natural division caused by the river, and the location of existing accessory structure—are unique to this property and are not commonly found on neighboring lots. Because of these unique circumstances, strict application of the zoning ordinance prevents the reasonable and orderly use of the property, making a variance necessary to allow the land to be used in a manner that reflects its physical reality and existing development.

4) How the alleged hardship was not created by the property owner.

The alleged hardship was not created by the property owner, but instead results from the existing physical characteristics and long-standing development of the property. The river that runs through the parcel is a natural feature that existed prior to the current ownership and creates a permanent division between the north and south portions of the parcel.

The barn located south of the river is also an existing structure that was not placed by the current owner. Its location south of the river creates a practical and functional mismatch with 3511 Jewell, to which it is currently associated. The hardship arises from the inability to align the barn with the residence it more logically serves at 3539 Jewell after legal purchase, not from any action taken by the owner.

5) The difficulty shall not be deemed solely economic.

The difficulty prompting this appeal is not solely economic in nature and is not based on a desire for financial gain. Rather, it is based on the functional limitations created by the physical layout and existing development of the property. A natural river divides the parcel into two distinct areas that do not operate as a single, unified property for practical residential use.

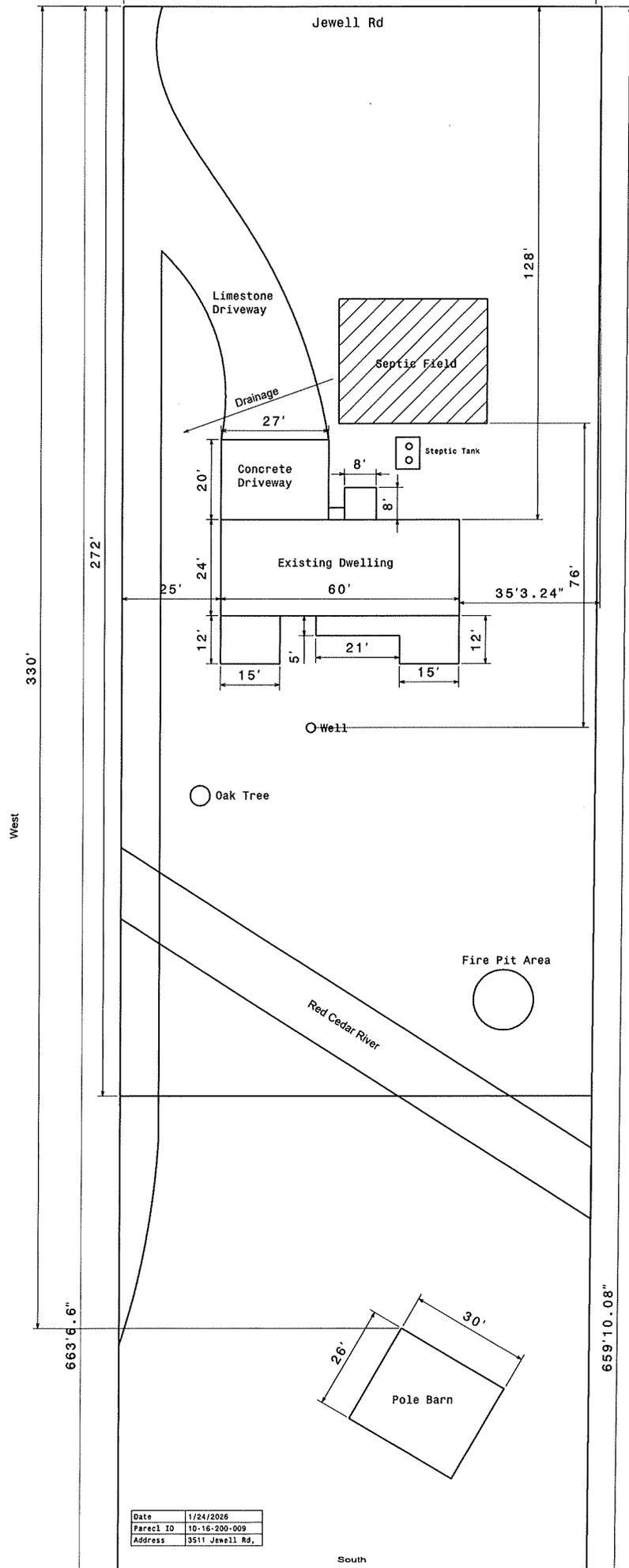
The proposed division of the property is consistent with the stated intent of the Rural Residential (RR) District. The split is not intended to increase residential density or facilitate development, but rather to preserve existing open space and maintain the rural character of the Township. No construction is proposed as part of this request, and the division will not require additional public services or infrastructure. The resulting parcels will remain compatible with surrounding rural and agricultural uses, thereby supporting the District's goals of protecting natural resources, open space, and the Township's long-term rural character.

This appeal is not economic in nature and is not based on a desire for financial gain. Rather, it is based on the functional limitations created by the physical layout and existing development of the property.

Chase Ouillette 1/23/2026

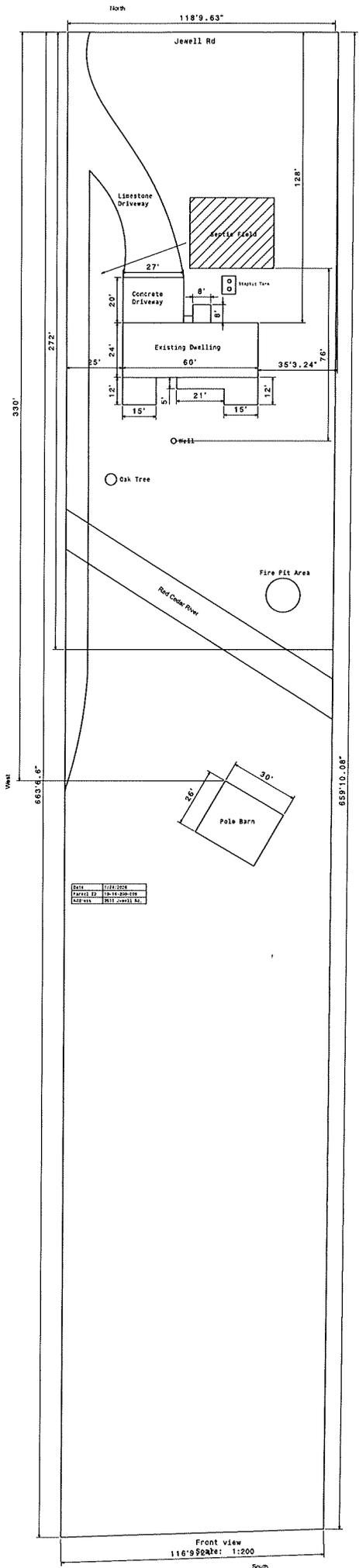
Jessica Ouillette 1/23/2026

North
118'9.63"



Date	1/24/2026
Parcel ID	10-16-200-009
Address	3511 Jewell Rd.

South



Date	1/24/2024
Project ID	18-19-200-018
Address	1811 Jewell Rd

Front view
 116'9 Scale: 1:200
 South

Acree of surrounding area



Local 1 Acre Property Zoned RR



Marion Township
OFFICIAL ZONING MAP

ERS-1	ERS-2	HWY SE	INDUST	PUBLIC	RURAL	SUBUR B	URBAN



NORTH

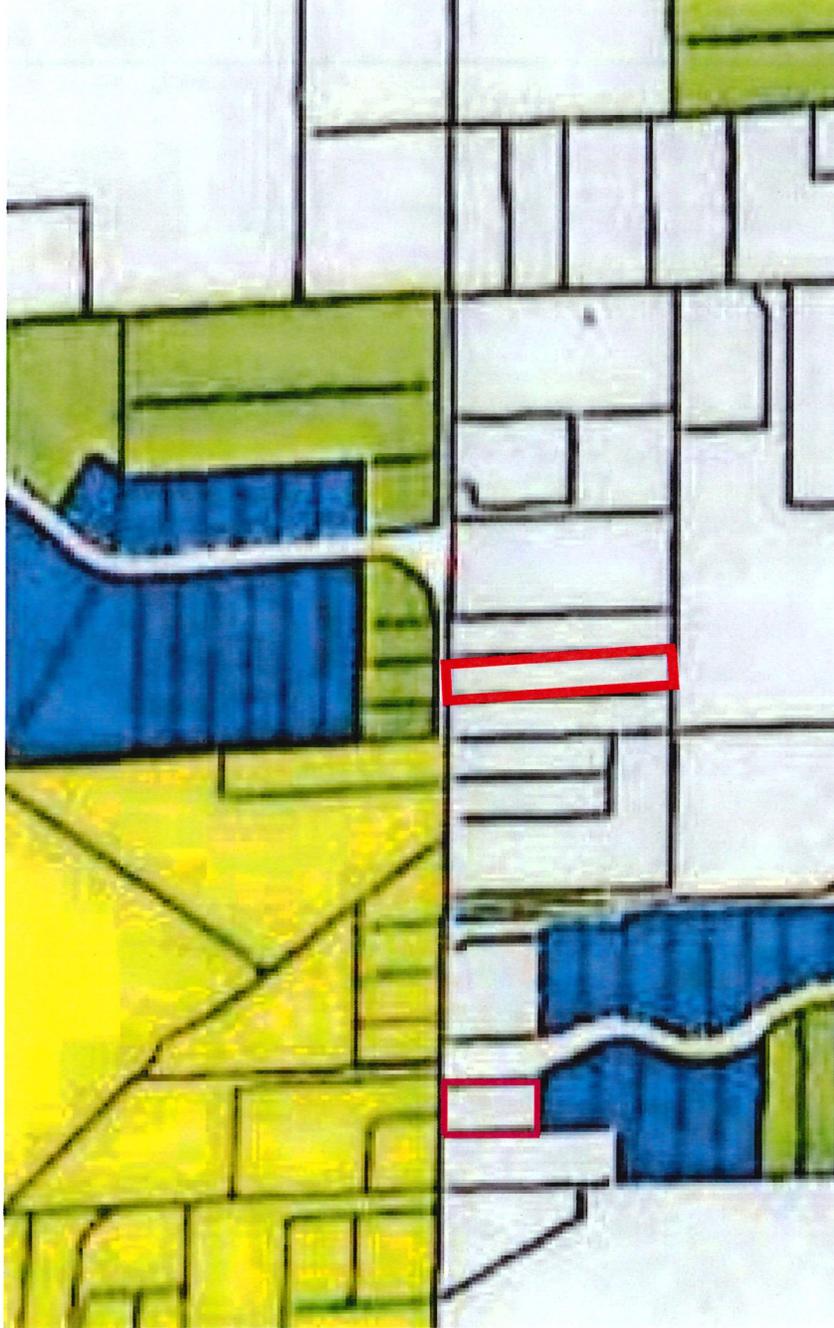
MARION TOWNSHIP

LIVINGSTON COUNTY, MICHIGAN

ADOPTED BY THE BOARD OF TRUSTEES
OF THE TOWNSHIP OF MARION ON JULY 10, 2008

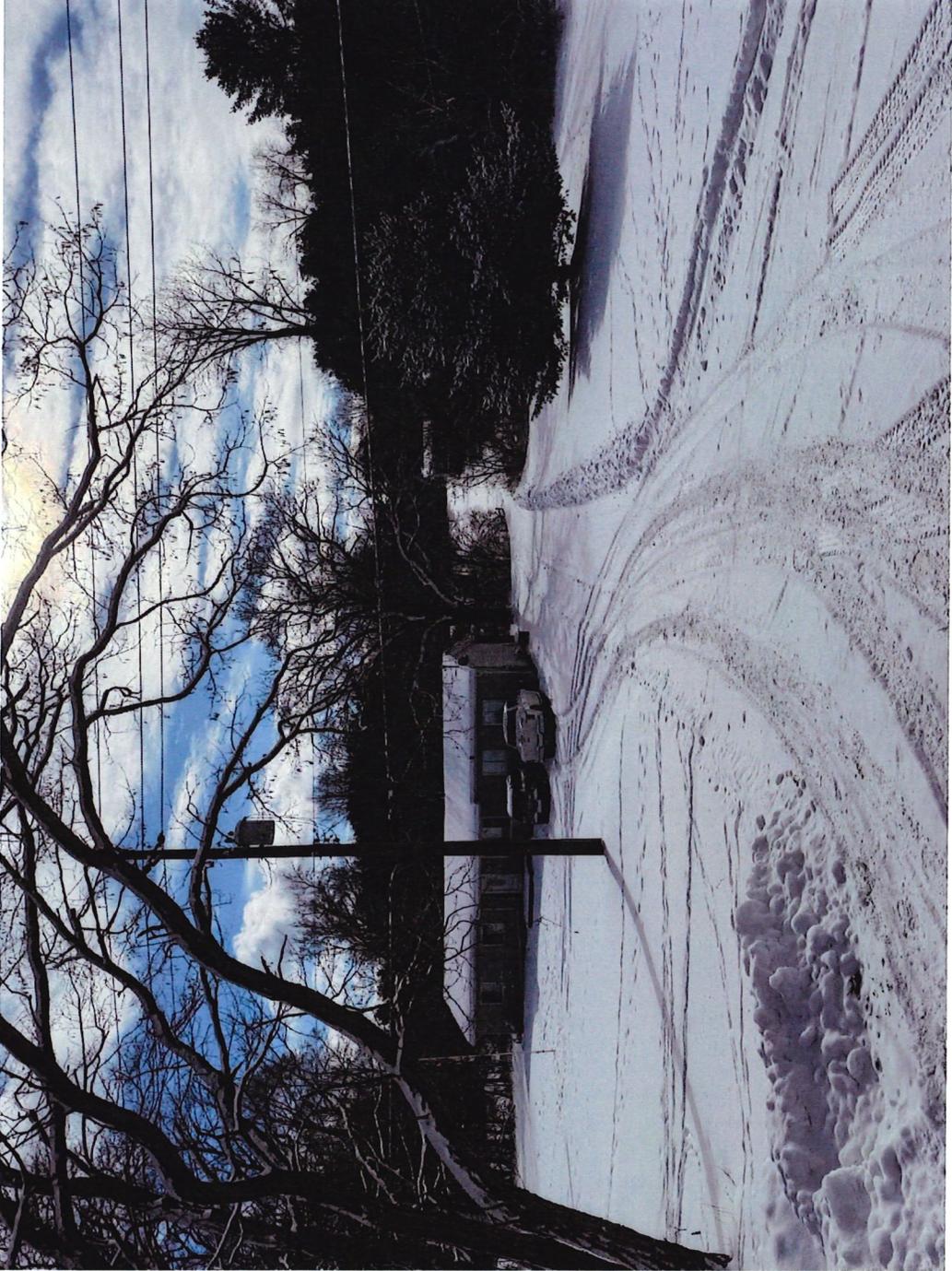
Robert W. Harvey
ROBERT W. HARVEY, SUPERVISOR

Tammy L. Beal
TAMMY L. BEAL, CLERK









Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.	
WITTALA JASON A	OUILLETTE CHASE	139,000	05/30/2017	WD	03-ARM'S LENGTH	2017R-022834	PROPERTY TRANSFER	100.0	
Property Address	Class: RESIDENTIAL-IMPRO Zoning: RURAL Building Permit(s) Date Number Status								
3511 JEWELL RD	School: HOWELL PUBLIC SCHOOLS P.R.E. 100% 05/30/2017 NEW CONSTRUCTION 12/01/1996 76472 FINISHED								
Owner's Name/Address	MAP #: 16 2026 Est TCV 252,981 TCV/TFA: 175.68								
OUILLETTE CHASE 3511 JEWELL RD HOWELL MI 48843-8975	X	Improved	Vacant	Land Value Estimates for Land Table 99999.SEC HIGHER VALUE RES & AG LAND					
Tax Description	Public Improvements		Description		* Factors *		Reason		
SEC 16 T2N R4E BEG AT POINT ON C.L. JEWELL RD, E 121.40 FT FROM N 1/4 COR, TH E 120.27 FT, TH S 1*33'30"E 660.62 FT, TH S 89*56'30"W 116.77 FT, TH N 1*33'30"W 208.84 FT, TH S 88*26'30" W 3.50 FT, TH N 1*33'30"W 452.00 FT TO POB, 1.8AC M/L	X	Dirt Road	Gravel Road	Frontage	Depth	Rate	Adj.	Value	
Comments/Influences	X	Gravel Road	Paved Road	1.80	Total Acres	31,517	100	56,730	
2021 ROLL: ADDED EX DECK SQ FT. : ADDED PATIO, 1.5 BATH TO 2 FULL. AS ADJ. LBU INSPECTIONS IN AREA ALONG JEWELL RD. HOME & ACCESSORY BLDG WERE DRAWN IN APEX AND CHANGES WERE MADE AS ADJUSTMENTS.	X	Storm Sewer	Sidewalk	Total Est. Land Value =				56,730	
	X	Water	Sewer	Land Improvement Cost Estimates					
	X	Electric	Gas	Description					
	X	Street Lights	Standard Utilities	D/W/P: 4in Ren. Conc.					
	X	Underground Utilis.	Topography of Site	Total Estimated Land Improvements True Cash Value =				3,660	
	X	Revel Rolling	Low	Rate					
	X	High	Landscaped	8.58					
	X	Swamp	Wooded	Size % Good					
	X	Pond	Waterfront	540					
	X	Waterfront	Ravine	79					
	X	Wetland	Flood Plain	Cash Value =				3,660	
	X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	28,400	98,100	126,500		102,027C
	PC	07/19/1997	REAPPRAISE	2025	28,400	95,500	123,900		99,345C
	D	11/04/1997	DATA ENTER	2024	28,300	95,000	123,300		96,358C
				2023	20,900	74,800	95,700		91,770C

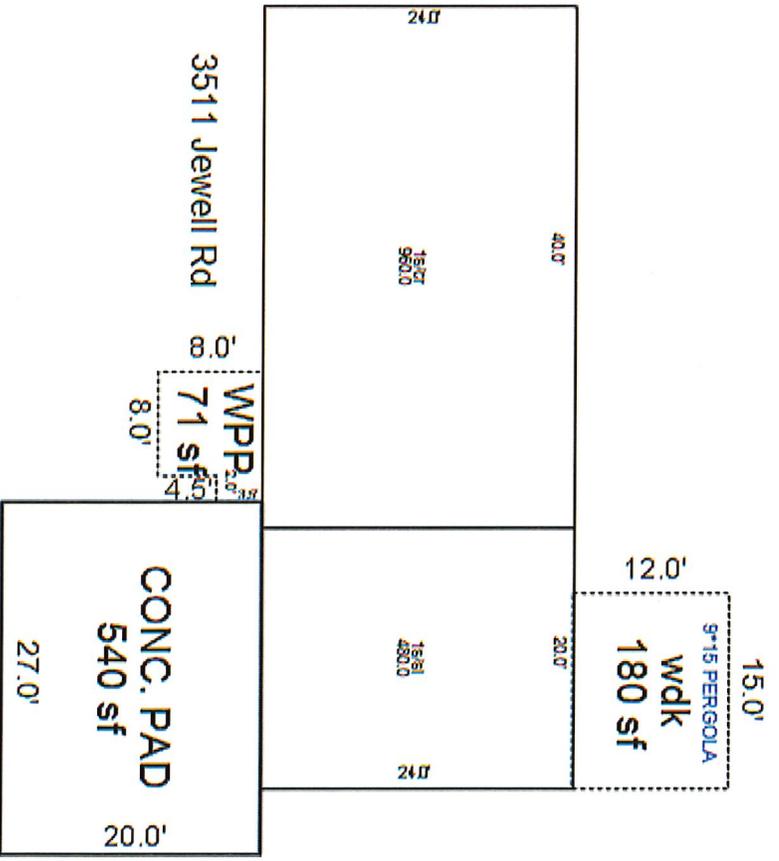
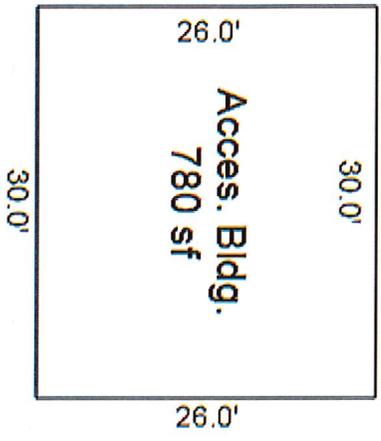


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Marion, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Hot Tub Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 71 WPP 180 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carpport Area: Roof:
X Wood Frame	X Drywall Paneled Plaster Wood T&G	Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1440 SF Floor Area = 1440 SF. Phy./Ab. Phy./Func./Econ/Comb. % Good=72/100/100/100/72	Class: C Effec. Age: 28 Floor Area: 1,440 Total Base New : 241,642 Total Depr Cost: 174,318 Estimated T.C.V: 186,172	E.C.F. X 1.068	
Building Style: 1 STORY	Trim & Decoration	(12) Electric 100 Amps Service	Building Areas Exterior Siding Slab	Foundation Crawl Space Slab	Size 960 480 Total: 205,175	Blt 1976
Yr Built 1976	Ex X Ord Min	Size of Closets Lg X Ord Solid X H.C. Small	Other Additions/Adjustments Plumbing 3 Fixture Bath Vent Fan Water/Sewer 1000 Gal Septic Water Well, 200 Feet Porches WPP Deck Treated Wood Built-Ins Jacuzzi Tub	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:	Cost New 4,700 511 4,921 11,088 2,828 3,904 8,515 241,642 Totals:	Depr. Cost 3,384 368 3,543 7,983 2,178 3,006 6,131 174,318 186,172
Condition: Average	Size of Closets Lg X Ord Solid X H.C. Small	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Room List	Doors Lg X Ord Solid X H.C. Small	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
(1) Exterior	(6) Ceilings X Drywall	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 960 S.F. Slab: 480 S.F. Height to Joists: 0.0	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
X Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
(2) Windows	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Many Avg. X Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Spd.	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horitz. Slide Casement Double Glass Patlo Doors Storms & Screens	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
(3) Roof X Gable Hip Flat X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Spd.	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			
Chimney: Vinyl	(10) Floor Support Joists: Unsupported Len: Cntr.Spd.	Condition: Average	Notes: ECF (MAIN, NE, NW, SE) 1.068 => TCv:			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Implement (Equipmen				
Year Built					
Class/Construction	D, Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 112				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	26 x 30 = 780				
Cost New	\$ 13,657				
Phy./Func./Econ. %Good	47/100/100 47.0				
Depreciated Cost	\$ 6,419				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.000				
% Good	47				
Est. True Cash Value	\$ 6,419				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6419 / All Cards: 6419					

*** Information herein deemed reliable but not guaranteed***