

**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](http://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:

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 Twombley, 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.**

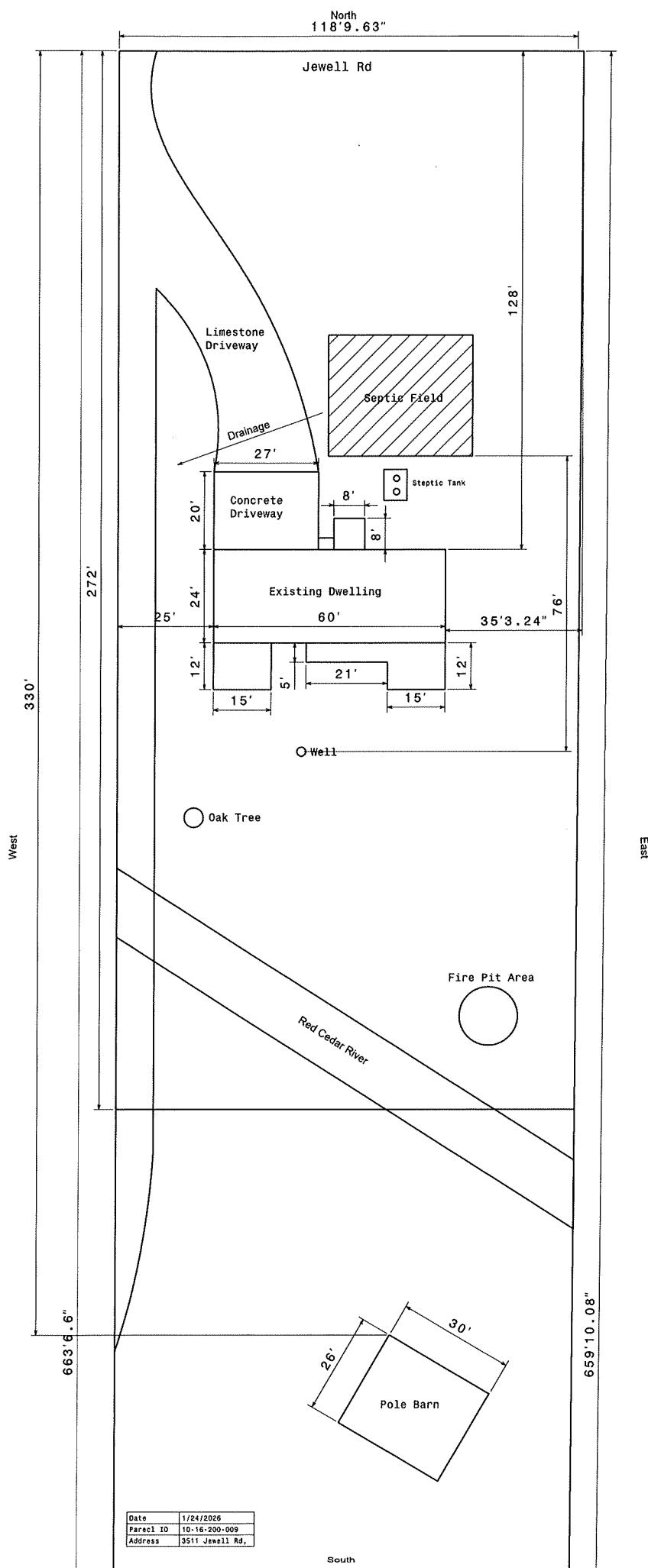
The difficulty prompting this appeal is not solely economic in nature and is not based on a desire for financial gain. Rather, it is based on the functional limitations created by the physical layout and existing development of the property. A natural river divides the parcel into two distinct areas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

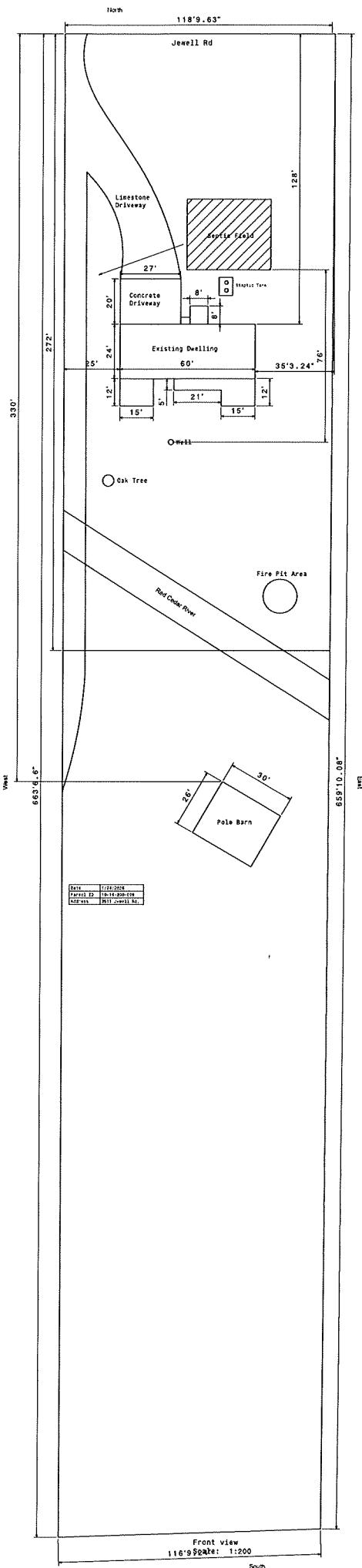
The proposed division of the property is consistent with the stated intent of the Rural Residential (RR) District. The split is not intended to increase residential density or facilitate development, but rather to preserve existing open space and maintain the rural character of the Township. No construction 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





Acreage of surrounding area



## Local 1 Acre Property Zoned RR

Property details viewed: 3 / 5  
Get a free Starter account  
to increase your limit to 25/day.

Parcel Data

Follow us

Parcels

Parcel Highlights

Full Address  
**3691 Jewell Rd.**  
Howell, MI 48843

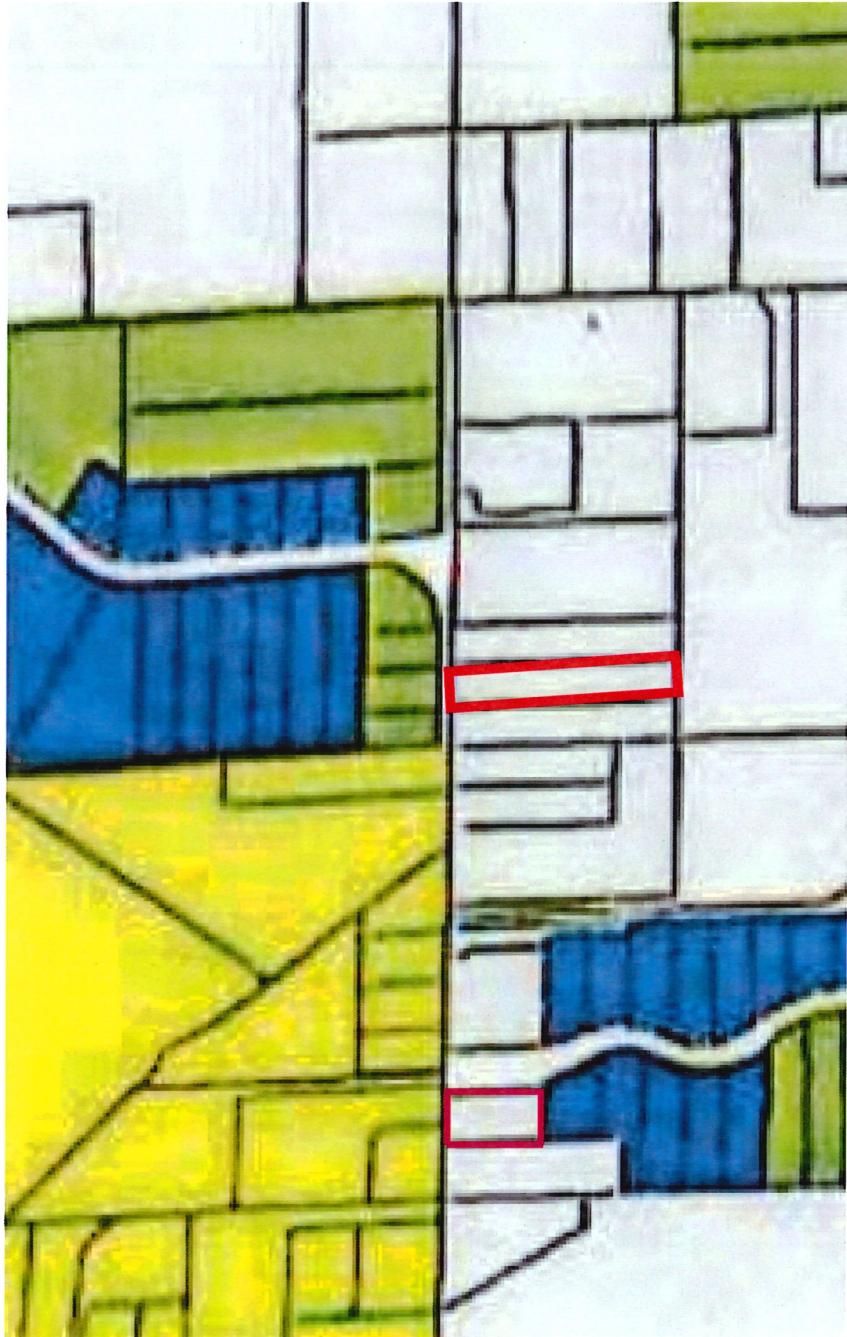
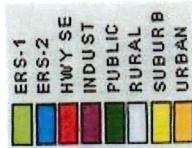
Measurements  
1.00 Acres

Owner  
**IGNASH PAUL C & BONNIE L**

Land Use  
Residential-Improved

Parcel Details

Marion Township  
OFFICIAL ZONING MAP



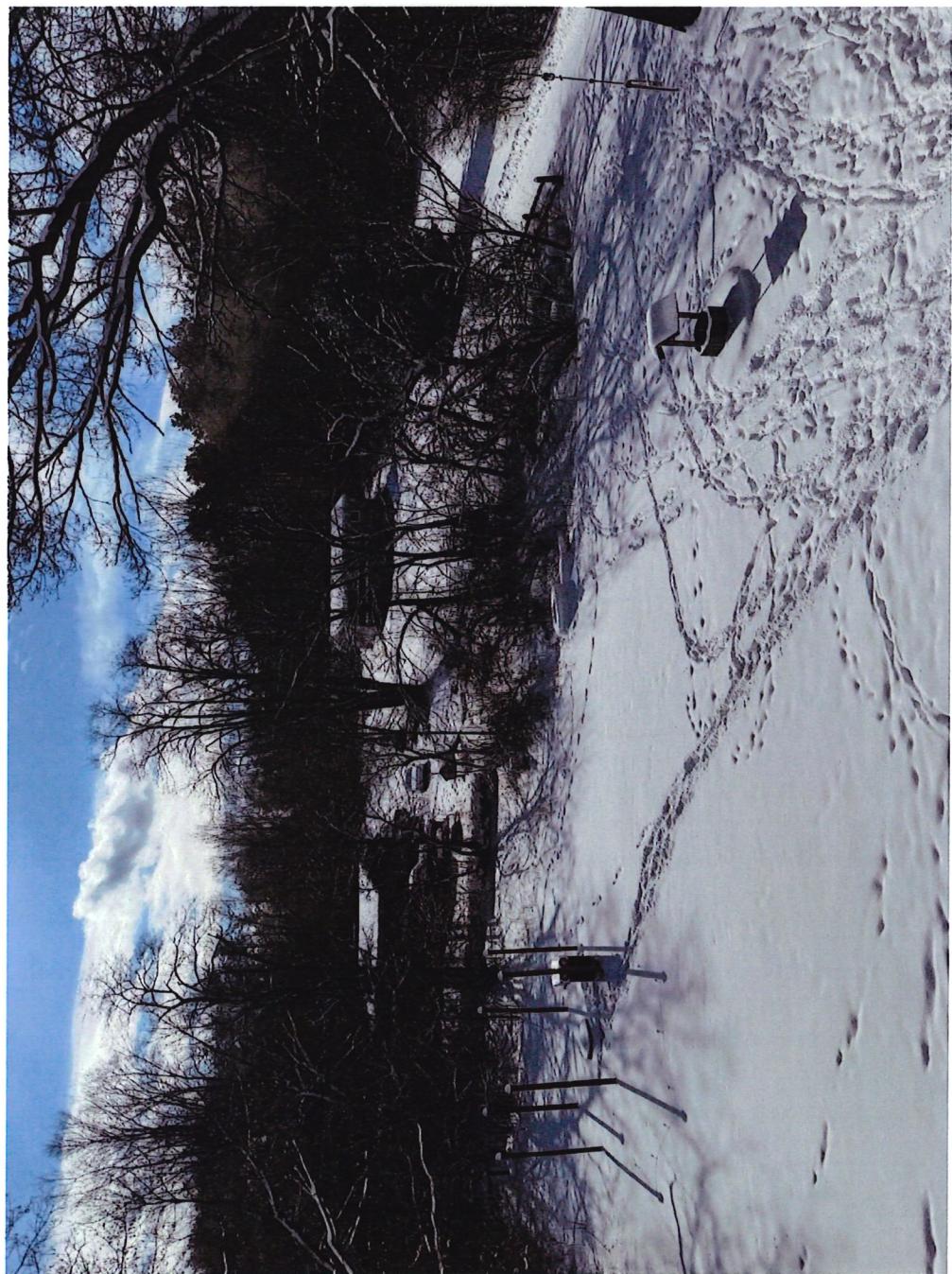
MARION TOWNSHIP

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







Parcel Number: 4710-16-200-009

Jurisdiction: MARION TOWNSHIP

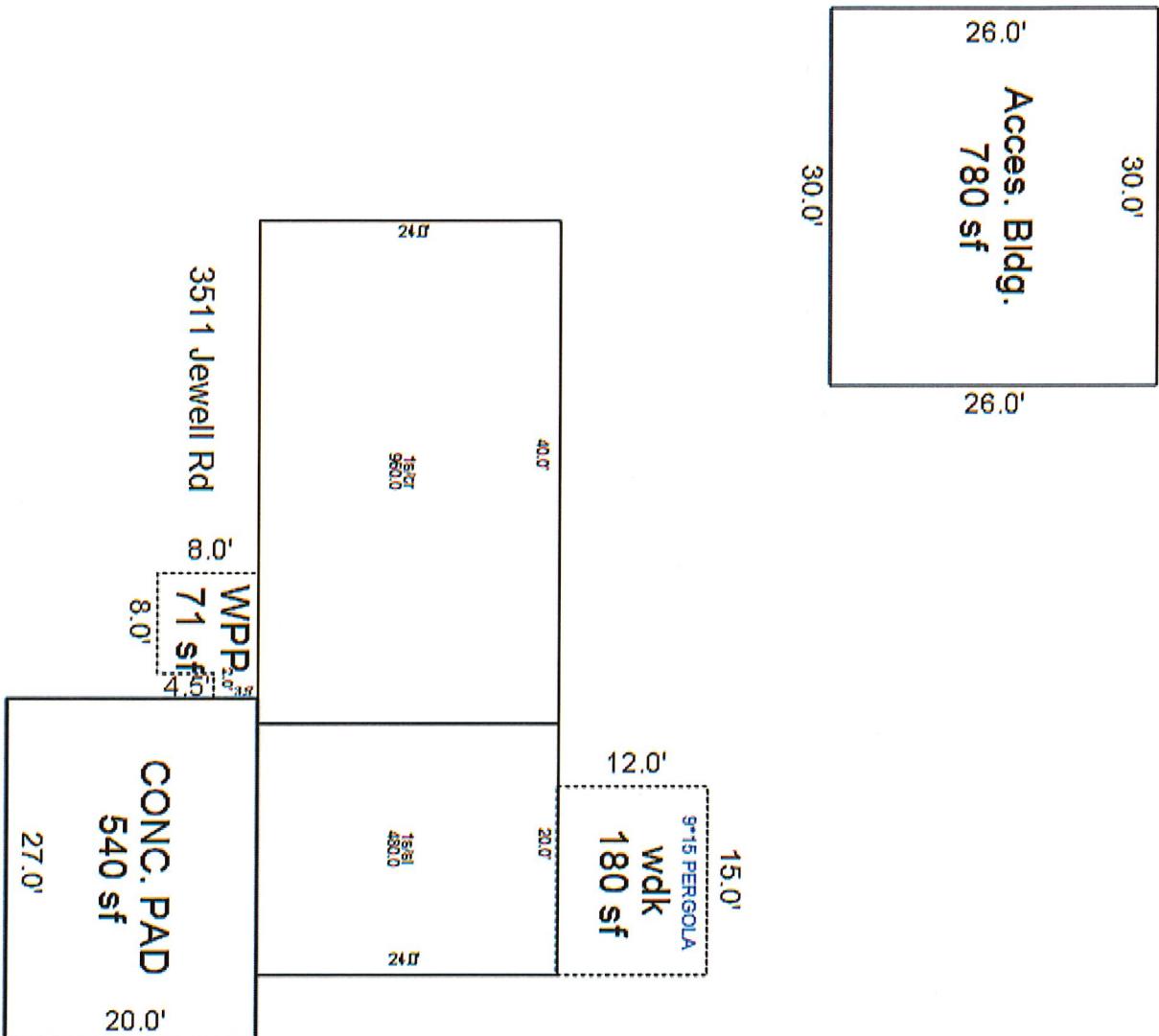
COUNTY: LINTONSTON

Printed on

02/11/2026

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

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



Building Type	Farm Implement (Equipment)	
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