

**MARION TOWNSHIP  
ZONING BOARD OF APPEALS**

**The Township Zoning Board of Appeals will meet in person  
January 6, 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

January 5, 2026

APPROVAL OF MINUTES FOR:

December 02, 2024 Regular Meeting

CALL TO PUBLIC

NEW BUSINESS:

- 1) ZBA Case #01-26 Mark & Brenda Zeigler, 4004 Westhill Dr are seeking a variance to  
Section 8.04 E 3 front setbacks on parcel located at on the southwest corner of Coon Lake  
and South Woods Rd.  
4710-25-101-035

UNFINISHED BUSINESS:

SPECIAL ORDERS:

CALL TO PUBLIC:

ADJOURNMENT:

Submitted by: J. Timberlake

Approved: \_\_\_\_\_

**MARION TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
MAY 29, 2025**

**MEMBERS PRESENT:** Larry Fillinger, Linda Manson-Dempsey, Jim Witkowski, Larry Grunn, and Diane Bockhausen (arrived at 6:18pm)

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Bob Hanvey, Temp. Zoning Administrator; Scott Richardson, Zoning Administrator; Bill Fenton, Supervisor; John Gormley, Township Attorney

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**CALL TO ORDER**

Larry Fillinger called the meeting to order at 6:00 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.

**CALL TO THE PUBLIC**

Kathy Acker resides at 1149 Peavy Road. Ms. Acker read her submission to the ZBA members and meeting attendees and also read language from the Michigan legislature regarding special use permits.

**APPROVAL OF AGENDA**

Linda Manson-Dempsey motioned to approve the May 29, 2025 ZBA meeting agenda as presented. Larry Grunn seconded. **Motion carried 4-0.**

**APPROVAL OF MINUTES**

**May 5, Regular Meeting:** Linda Manson-Dempsey motioned to approve the meeting minutes from the May 5, 2025 ZBA meeting as presented. Larry Fillinger seconded. **Motion carried 4-0.**

**NEW BUSINESS**

**CLOSED SESSION WITH JOHN GORMLEY (THE TOWNSHIP ATTORNEY) FOR REVIEW OF LEGAL OPINION REGARDING ZBA CASE #02-25**

Linda Manson-Dempsey motioned to go into a closed session to discuss the legal opinion from John Gormley regarding ZBA Case #02-25. Larry Fillinger seconded. **Roll Call Vote:** Grunn, Fillinger, Manson-Dempsey, Witkowski—all yes. **Motion carried 4-0.**

Larry Fillinger motioned to invite Bill Fenton, Bob Hanvey, Scott Richardson and Jessica Timberlake into the closed session meeting to discuss the legal opinion from John Gormley regarding ZBA Case #02-25. Linda Manson-Dempsey seconded. **Roll Call Vote:** Grunn, Fillinger, Manson-Dempsey, Witkowski—all yes. **Motion carried 4-0.**

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## **ZBA MEMBERS HAD A DISCUSSION IN A CLOSED SESSION.**

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Diane Bockhausen motioned to reopen the regular May 29, 2025 ZBA Meeting. Linda Manson-Dempsey seconded. **Roll Call Vote:** Bockhausen, Grunn, Fillinger, Manson-Dempsey, Witkowski—all yes. **Motion carried 5-0.**

Linda Manson-Dempsey motioned to approve the *Resolution of Determination of the Marion Township Zoning Board of Appeals Case #02-25 dated March 26, 2025*, based on the answers to the following questions:

- 1) Is the appellant an aggrieved person able to bring this appeal? YES
- 2) Is the appellant's appeal timely? YES
- 3) Is there merit to the appellant's alleged violation #1 regarding special land use requirements? NO
- 4) Is there merit to the appellant's alleged violation #2 regarding a traffic impact study? NO
- 5) Is there merit to the appellant's alleged violation #3 regarding a road design and use? YES
- 6) Is there merit to the appellant's alleged violation #4 regarding a double boulevard entrance? NO
- 7) Is there merit to the appellant's alleged violation #5 regarding a fire marshal approval letter? YES


Diane Bockhausen seconded. **Roll Call Vote:** Witkowski: NO; Bockhausen: YES; Grunn: YES; Fillinger: YES; Manson-Dempsey: YES; **Motion carried 4-1.**

Larry Fillinger said that a copy of this resolution will be available to pick on Monday, June 2<sup>nd</sup>.

## **ADJOURNMENT**

Diane Bockhausen motioned to adjourn at 6:45pm. Larry Grunn seconded. **Motion carried 5-0.**

## APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 01-26 (wns 04-25)  
Tax Code 4710-25-101-035  
Current Zoning ERS-1  
Fee Paid \$400.00  
Date Received 11/12/25  
Received by Scott 

Applicant MARK & BRENDA ZEGLER  
Address 4004 WESTHILL DR  
Telephone 313-475-1123  
(Home) (Work)

Applicant is (check one): ☒ Owner ☐ Purchaser ☐ Representative

*Purchaser or Representative needs a letter of permission from owner*

### Nature of Request (check applicable one)

- ☐ Administrative Review (per Section 5.05 A)  
☐ Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)  
☒ Variance Request (see below)


#### 1. Zoning Ordinance Section

~~5.05~~ 4.04 E 3 \*

2. Letter stating reason request should be granted (per Section 5.05 C)  
3. Plot Plan—example and checklist attached (requirement per Section 4.03 D)  
4. Required Livingston County Health Department evaluation

**Refer to checklist on last page for additional instructions**

**By signing this application, permission is granted for official representative(s) of Marion Township to do onsite inspections.**

  
Signature

11-12-25  
Date

Office Use Only	
Meeting Date <u>1/5/26</u>	Action Taken _____
Conditions (if applicable) _____	
Signed _____	

Mark & Brenda Zeigler  
Parcel 4710-25-101-035  
REQUEST FOR ZONING VARIANCE

To the Members of the Zoning Board,

We respectfully submit this request for a variance to allow construction of a single-family residence on our parcel located at the corner of East Coon Lake Road (a county road) and South Woods Road (a private road). The lot, approximately 0.5 acre in size, was purchased with the intent to build a private home of at least 1,200 square feet, consistent with the association's minimum requirement.

Due to the lot's two road frontages, the combined 50-foot setbacks from both East Coon Lake Road and South Woods Road significantly restrict the building envelope. This limitation leaves an insufficient area to accommodate our modest home design and results in the loss of any meaningful lake sightline.

We are requesting a variance to reduce the setback along East Coon Lake Road from 50 feet to 30 feet. This adjustment would allow us to orient a ranch-style home with an attached 2.5-car garage in a manner that provides a view of the lake from the rear of the home. Only a corner portion of the structure would fall within the requested setback area. The proposed layout would permit a small backyard and patio/deck to take advantage of the lake view while maintaining the intent of the zoning ordinance and neighborhood character.

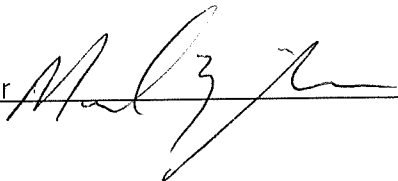
The current setback requirements, combined with the designated drainage area, impose an undue hardship by eliminating the practical use of the property for its intended residential purpose. Our goal is simply to build a comfortable retirement home that faces the lake, as is typical for lakefront properties in the area. Orienting the home otherwise would result in a backyard view directly toward a neighboring residence, which is less suitable for a long-term retirement setting.

We purchased this property with the intention of making it our permanent home and becoming part of this beautiful community. We respectfully ask the Board to consider our request to reduce the East Coon Lake setback to 30 feet, allowing a thoughtful home design that harmonizes with the surrounding homes and landscape.

Thank you for your time and consideration.

Sincerely,

Mark Zeigler



November 12, 2025



# MARION JUNE 2025



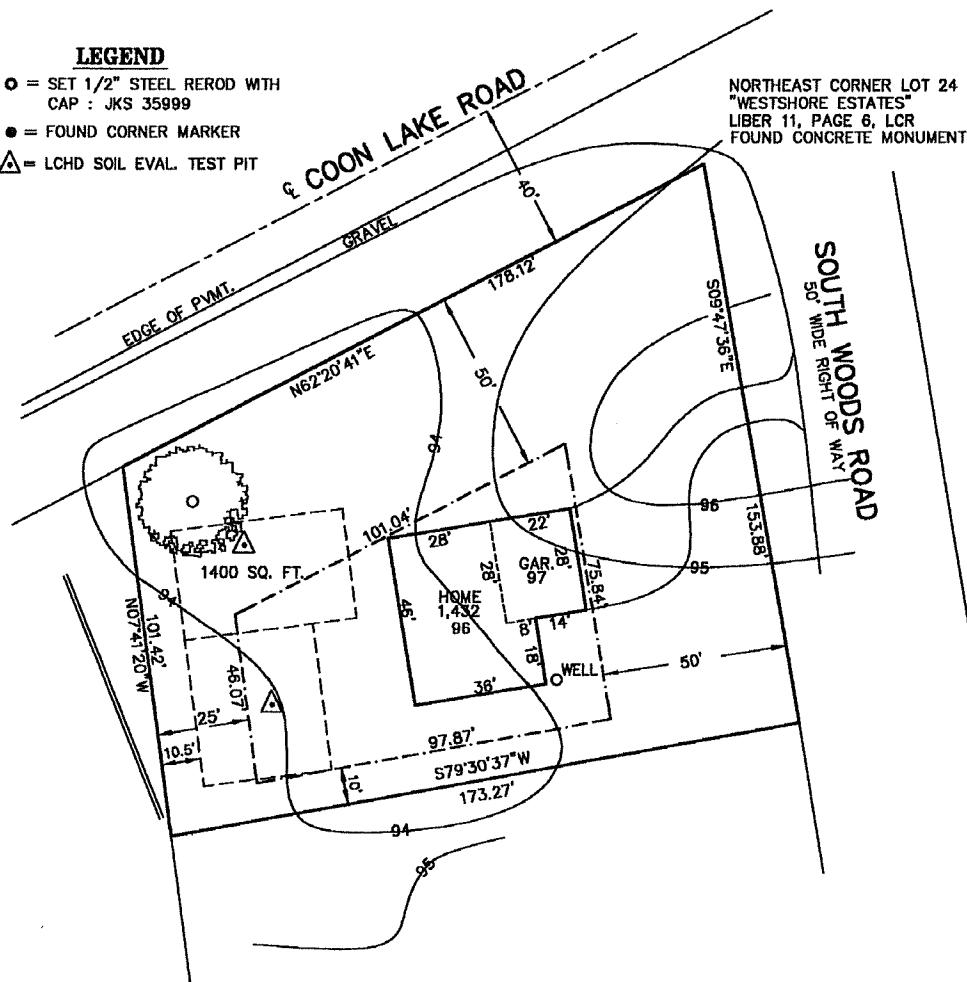
# **SITE PLAN**

PARCEL 4710-25-101-035 (PART OF LOT 24  
OF "WESTSHORE ESTATES" LIBER 11, PAGE 6, LCR)

N

## **LEGEND**

- = SET 1/2" STEEL REROD WITH  
CAP : JKS 35999
- = FOUND CORNER MARKER
- △ = LCHD SOIL EVAL. TEST PIT



## **LEGAL DESCRIPTION:**

PART OF LOT 24 OF "WESTSHORE ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS ON PAGE 6, LIVINGSTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24; THENCE S09°47'36"E 153.88 FEET ALONG THE EASTERLY LINE OF SAID LOT 24; THENCE S79°30'37"W 173.27 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 24; THENCE N07°41'20"W 101.42 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 24; THENCE N62°20'41"E 178.12 FEET ALONG SAID NORTHERLY LINE TO THE PLACE OF BEGINNING. BEING A PART OF SECTION 24, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

CLIENT: **BELANGER BUILDERS**

SCALE: 1" = 40'

SECTION: 24 TOWN: 2 NORTH RANGE: 4 EAST

MARION TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

JACK K. SMITH  
PROFESSIONAL SURVEYOR No. 35999

**GARLOCK-SMITH**  
**PROFESSIONAL SURVEYORS**  
4655 OAK GROVE ROAD  
HOWELL, MICHIGAN 48855  
(517) 546 - 3340  
GARLOCKSMITH@COMCAST.NET

DATE: 09-24-2025

CREW: JKS

BOOK NO. 221 PG 19

COMP: JKS

DRAWN: JKS

SHEET 1 OF 1

REV:



Parcel Number: 4710-25-101-035

Jurisdiction: MARION TOWNSHIP

County: LIVINGSTON

Printed on

11/18/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PHILLIPS JAMES C JR & MAU	ZEIGLER MARK & BRENDA	68,000	05/12/2025	WD	03-ARM'S LENGTH	2025R-009175	PROPERTY TRANSFER	100.0				
WEISS FAMILY TRUST	PHILLIPS JAMES C JR & MAU	74,000	05/25/2018	WD	03-ARM'S LENGTH	2018R-014918	PROPERTY TRANSFER	100.0				
Property Address	Class: RESIDENTIAL-VACAN	Zoning: ERS-1	Building Permit(s)	Date	Number	Status						
E COON LAKE RD	School: HOWELL PUBLIC SCHOOLS											
	P.R.E. 0%											
Owner's Name/Address	MAP #: COONLK	2026 Est TCV 101,196										
ZEIGLER MARK & BRENDA 15648 MICHAEL TAYLOR MI 48180	Improved	X	Vacant	Land Value Estimates for Land Table 25001.COON LAKE AREA								
Tax Description	Public Improvements	* Factors * WESTSHORE ESTATES										
	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC. 24/25, T2N-R4E, WESTSHORE ESTATES: BEG NE COR LOT 24; TH S 09°47'36" E, 153.88 FEET ); TH S 79°30'37" W 173.27 FEET; TH N 07°41'20" W, 101.42 FEET ; TH N 62°20'41" E 178.12 FEET, TO THE POB, 0.50 AC: PARCEL 2: SPLIT 6/21 FROM 034 INTO 035 & 036: (COMB 1/00 FR 024 & 025). Comments/Influences PTA CREATING LIVING TRUST ***1/19/10 SJL COMB FR 024 & 025 1/00.	Gravel Road	OFF WATER		175.00	127.00	1.0000	0.9885	585	100	MAIN RD TRAFFIC	101	
	Paved Road	175 Actual		Front	Feet,	0.51	Total	Acres	Total	Est.	Land	Value =
	Storm Sewer	101,196										
	Sidewalk											
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
Standard Utilities												
Underground Utilis.												
Topography of Site												
X Level												
Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			2026	50,600	0	50,600			50,600S	24,465C		
			2025	50,600	0	50,600				23,730C		
			2024	51,900	0	51,900				22,600C		
			2023	32,100	0	32,100						

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