

Minutes of Burt Township Zoning Board of Appeals Meeting July 10, 2025, Community Center

Meeting opened at 4:00 pm

Members present – Chairperson Tom Cleary, Secretary Jeannie Kain, Victor Senk

Agenda was approved, no previous meeting minutes to review

Points of Order- Request was made to send all May 2025 minutes of meetings to all But Twp Board Members via email. Jeannie will do this

Brief discussion of current ZBA application Nash.

Main points:

Application was reviewed by all members individually. The property is 6.75 acres and is zoned RP (resource production) Current zoning restrictions are that RP parcels should be no less than 10 acres. The ZBA is unsure how this parcel was split off and sold, being less than 10 acres. The Nash request is to further split the parcel into two 3-acre sites to build residential dwellings. Rationale for request is that there are surrounding non-conforming parcels equal to or smaller than the requested property split. However, the Nash property is situated on the edge of zoning district C-2 (commercial 2) where parcels are allowed to be as small as .5 acre. The smaller parcels to the west of the Nash property are within the C-2 district.

The ZBA discussed the pros and cons of allowing the variance. The main concern is that allowing such a variance simply because property owners find themselves on the border of zoning districts would in effect make current ordinances insignificant. Such action would also set precedent for other property owners in similar situations to request additional variances, further rendering current ordinances non-binding. The ordinance review process currently underway with the Planning Commission could provide an outlet for discussion of scenarios such as this. A discussion of newly created parcel sizes could be considered for the RP districts

Next steps: Schedule a public hearing for the variance application to be heard and a formal vote taken.

Meeting adjourned at 5:05 p.m.