

Lake Township Zoning Board
Monday, August 4, 2025
2:00 p.m.
4988 W. Kinde Rd, Caseville MI 48725
Unapproved Minutes

The meeting was called to order at 2:01 p.m. by Hoffman at the Lake Township Hall.

Roll Call: David Diehl (alternate), Jim Deming, Ann Krzeminski, Morene Rehbine and Keith Hoffman present, Mike Manenti absent.

The meeting was attended by Valerie McCallum, Supervisor, as well as two (2) guests present and four (4) virtual guests.

Reading of Correspondence by Secretary: No correspondence has been received to date.

Approval of Agenda: Motion by Krzeminski to approve agenda, seconded by Diehl. All in favor, motion carried.

Approval of May 7, 2025 ZBA Minutes- Hoffman requested corrections to the minutes adding some comments that he had noted during the meeting as follows:

Page 4 Paragraph 5, After *“Mr. Opalewski indicated that they have in writing from MDOT, if ever there is a problem with the deck, that it would be removed.”* **Add:** HOFFMAN QUESTIONED IF A PRECEDENT WOULD BE ESTABLISHED BY GRANTING A NEGATIVE VARIANCE. OPALEWSKI STATED THAT THIS WOULD NOT CREATE A PRECEDENT FOR THE ZBA. HOFFMAN THEN QUESTIONED IF IT WOULD LEGALLY SET A PRECEDENT IN THE COURTS. OPALEWSKI DID NOT HAVE A RESPONSE TO THAT. HOFFMAN QUESTIONED WHY WOULD THE TOWNSHIP ENTER INTO AN AGREEMENT WITH THE OWNER TO HAVE THE DECK REMOVED IF MDOT CHANGED THEIR MIND RELATED TO THE RIGHT OF WAY. NO ANSWER WAS PROVIDED.

Page 4, Paragraph 8, After, *“Hoffman asked due to the mother being handicapped why not 3 steps at most, or why no ramp. Mr. Filauro answered it would make the deck that much bigger.”* **Add:** HOFFMAN QUESTIONED THE FACT THAT THE PETITIONERS WRITTEN REQUEST FOR THE ZBA HEARING STATED THAT THE MOTHER WAS LEGALLY HANDICAPPED AND COULD NOT USE STAIRS. WHEN QUESTIONED AS TO WHY A RAMP WAS NOT INDICATED, THE PETITIONER INDICATED THAT THE MOTHER COULD USE SOME STAIRS.

Page 5, first paragraph, after *“but it’s a fairly wide lot”* **Add:** AS WELL AS A DEEP LOT.

Page 5, second paragraph, after second sentence "*There was a good faith attempt to follow the rules*". **Add:** ZBA MEMBERS QUESTIONED WHY A PERMIT WAS NOT REQUESTED AND MR. FILAURO DID STATE THAT HE HAD PULLED A PERMIT FROM THE TOWNSHIP PREVIOUSLY IN ORDER TO DO SOME ELECTRICAL WORK. WHEN ASKED WHY HE DIDN'T FOR THIS PROJECT, HE DID NOT HAVE A CLEAR OR CONCISE ANSWER. MR. FILAURO STATED THAT HE CONTACTED MDOT AND WENT TO HURON COUNTY FOR A PERMIT BUT WAS INFORMED THAT THE PERMIT FOR THE DECK NEEDED TO COME FROM THE TOWNSHIP. HE STATED THAT WORK ON THE DECK HAD ALREADY STARTED PRIOR TO REQUESTING A PERMIT FROM THE TOWNSHIP.

Motion by Krzeminski to approve the minutes with the additions requested by Chairperson Hoffman, seconded by Rehbine. All in favor, motion carried.

Motion by Krzeminski to adjourn, seconded by Rehbine. All in favor, Motion carried.

Meeting Adjourned 2:10 p.m.

JoAnna Watts
Recording Secretary