FRUITLAND TOWNSHIP
ZONING BOARD OF APPEALS MEETING
APRIL 13, 2026

CALL TO ORDER The meeting was called to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL Chairperson Stoffan, Members Campeau, Marcinkowski, Warner and Fonger.

MEMBERS ABSENT None

ALSO PRESENT Mike Baker Zoning Administrator, Anne Stewart Recording Secretary, and 1 interested parties.

AGENDA Motion by Member Warner, seconded by Member Campeau, **ADOPTED**, to accept the April 13, 2026 agenda as amended to include public comment in the agenda.

5 AYES

MINUTES Motion by Member Marcinkowski, seconded by Member Warner, **ADOPTED**, to accept the minutes of February 9, 2025 as written.

5 AYES

PUBLIC COMMENT

None**.**

CORRESPONDENCE

None.

Chairperson Stoffan explained the purpose and function of the Zoning Board of Appeals.

NEW BUSINESS

1. **Mr. and Mrs. Zackery Szot, 3740 West River Rd., Muskegon, MI 49445** are requesting a variance to the accessory building size requirement reference **Article 3, Section 3.08 H2. (pursuant to Article XIX Board of Zoning Appeals Section 19.03(C) Duties and Powers of the Zoning Ordinance).** They would like to build a 40x48x16 post frame pole barn to be able to store cars, boats, etc. inside and declutter his yard.

Motion by Member Warner, seconded by Member Fonger, **ADOPTED**, to open the public hearing at 6:05 pm.

5 AYES

Zoning Administrator Baker submitted a handout to all members of the Zoning Board of Appeals in regard to the proposed changes coming to the ordinance for accessory building size. Currently his maximum allowable square footage would be 1500 sq. ft. If the current proposal is adopted, it would then be 2017 square foot which would make Mr. Szot's building conforming. Under the current ordinance, his proposed building is 420 sq ft bigger than allowed. Mr. Baker stated that he currently meets all setbacks.

Mr. Zackery Szot addressed the members stating that he is individual who submitted the variance request and repeated he would like to build an accessory building to store vehicles, boats and equipment in instead of the yard.

Motion by Member Warner, seconded by Member Fonger, **ADOPTED**, to close public hearing at 6:10 p.m.

5 AYES

DISCUSSION

Member Warner stated that accessory building changes will happen. The new proposal currently being discussed will likely be accepted.

Chairperson Stoffan stated she believes it was a good idea. Member Marcinkowski stated an individual named Sara is listed as owner and questioned the relation to Mr. Szot. He stated that it was his domestic partner of 10 plus years. Member Fonger stated the proposed building will be behind the home and pose no issue from the road. Member Campeau questioned if granting this would open the Board up to issues since the new accessory building ordinance is not in place yet. Chairperson Stoffan stated no since previous requests have involved setback and sightline issues.

Checklist discussed by members.

Motion by Member Warner, seconded by Member Marcinkowski to grant Mr. Szot's request for variance as requested for parcel #61-06-482-000-0006-00 at 3740 West River Rd., Muskegon, MI 49445.

Discussion by Members Marcinkowski and Campeau to revisit the checklist in regard to upcoming accessory building ordinance change. They stated members should revisit each of the questions assuming the new proposal will soon be in place.

Motion was withdrawn.

The checklist was similarly revisited and discussed.

Motion by Member Warner, seconded by Member Marcinkowski, **ADOPTED**, to grant Mr. Szot's variance request for a 40 x 48 x 16 post frame pole barn for equipment storage purposes for parcel #61-06-482-000-0006-00 at 3740 West River Rd., Muskegon, MI 49445 based on upcoming ordinance final approval, he would then be conforming.

ROLL CALL

Eileen Stoffan - YES
John Warner - YES
Judy Marcinkowski- YES
Cindy Campeau - YES
Hoyt Fonger - YES

MEMBER COMMENTS

None

Motion by Chairperson Stoffan to adjourn the meeting at 6:43 p.m.

Respectfully submitted,

Anne Stewart
Fruitland Township