FRUITLAND TOWNSHIP
ZONING BOARD OF APPEALS MEETING
FOR JULY 13, 2026

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

PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT Member Beaune

ALSO PRESENT Mike Baker Zoning Administrator, Anne Stewart Recording Secretary, and 4 interested parties.

AGENDA Motion by Member Warner, seconded by Member Fonger, **ADOPTED**, to accept the agenda as presented.

5 AYES

MINUTES Motion by Member Marcinkowski, seconded by Member Warner, **ADOPTED**, to accept the minutes of April 13, 2026 meeting as presented.

5 AYES

PUBLIC COMMENT None

CORRESPONDENCE Zoning Board of Appeals received three letters from the neighbors regarding the variance request for Mr. and Mrs. Steven Docsa being discussed at this meeting.

NEW BUSINESS

5754 Duck Lake Rd, Whitehall, MI 49461 **61-06-119-100-0012-00**

1. **Mr. and Mrs. Steven Docsa, 5754 Duck Lake Rd, Whitehall, MI 49461** are requesting a variance to reduce the front yard (non-lake) setback of 100 feet requirement, reference **Article III General Provisions, Section 3.31**, letter **B**, and **Article VIIIa**

Section 8.02a (pursuant to Article XIX Board of Zoning Appeals Section 19.03(C) Duties and Powers of the Zoning Ordinance). They would like to place a prefabricated accessory building on their property.

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

5 AYES

Chairwoman Stoffan stated that the Board received three letters from surrounding neighbors. Two of those letters were supporting and one had no objections.

1. Mr. and Mrs. Glenn Eaton, 5746 Duck Lake Rd. They are in support.
2. Mr. and Mrs. Don Romain, 5758 Duck Lake Rd. They are in support
3. Mr. Charles Miller, 5756 Duck Lake Rd. He has no objections.

Mrs. Janeen Docsa stated that they purchased the property about 3 yrs. ago and have been working on improving it. They would like to remove the old shed that came with the property and install a new prefab accessory building. The lot is very narrow and limited by the septic tank and field. She stated that other property owners near them have buildings closer than 100 ft.

Mr. David Dusenberry, 5755 Duck Lake Rd. is in support.

Member Fonger asked the owner what their long-term plans are. She stated they would like to eventually build a garage. Member Fonger asked if new shed could be built where old one currently is. Owner stated that yes it could but would restrict the future build of a garage on property.

Member Warner asked the owners what the proposed size of the garage would be. The owner stated a 2 or 3 stall.

Motion by Member Warner, seconded by Member Hoyt, **ADOPTED**, to close the public hearing at 6:18 p.m.

5 AYES

DISCUSSION

Mike Baker, Zoning Administrator, submitted a report to the Members regarding the current ordinance and possible options available to the Members for tonight's request.

Chairwoman Stoffan stated there are other buildings on same side of the road with less than 100 ft setback. She stated that the surrounding neighbors are in support of this project. She asked Mr. Baker if the size followed current ordinance, he stated yes.

Motion by Member Warner, seconded by Member Foyt, **ADOPTED**, to grant Mr. and Mrs. Docsa, **5754 Duck Lake Rd, Whitehall, MI 49461,** parcel #**61-06-119-100-0012-00,** a variance to reduce the front yard (non-lake) setback of 100 feet requirement, reference **Article III General Provisions, Section 3.31**, letter **B**, and **Article VIIIa Section 8.02a (pursuant to Article XIX Board of Zoning Appeals Section 19.03(C) Duties and Powers of the Zoning Ordinance)** to place an accessory building on their property due to the fact it would not adversely affect the character of the neighborhood.

ROLL CALL	
Member Campeau	Yes
Member Marcinkowski	Yes
Member Fonger	Yes
Member Warner	Yes
Chairwoman Stoffan	Yes

Adjournment

Motion by Member Warner to adjourn the meeting at 6:41 p.m.

Respectfully submitted by,

Anne Stewart
Recording Secretary