

ZONING BOARD OF APPEALS

September 16, 2026

Present:

Johnson, O'Dea, Vettese, Mason, Bryan

Absent:

None.

Additionally Present:

Samantha Merchant (Recording Secretary), Matt Goss, Pat Parker, Scott Brotherton, Joe Dotson, Mike Davidson

Call to Order

Chairperson Johnson called the meeting to order and led the Pledge of Allegiance. Roll call was taken.

Approval of Previous Minutes

Motion by Bryan, supported by Vettese, to approve the March 18, 2026, meeting minutes as presented. All in Favor. Motion carried. Mason abstained due to absence from the March meeting.

Communications/Public Comment

None.

New Business

4220 W. Vienna Road - Simms Chevrolet

Sewer Connection Variance Request

Chairperson Johnson opened the public hearing.

Matt Goss presented a request to permit a proposed body shop building to connect to the existing ejector pit and sewer lead serving the property. There are two buildings already tied into the existing line, the second building isn't in use and hasn't been used in about 15 years. Discussion included alternative connection options explored with Genesee County, future development potential, maintenance responsibilities, and documentation requirements. No public comments were received.

The public hearing was closed.

Motion by Mason, supported by Bryan, to approve the sewer connection for the Simms building, subject to Simms letter for construction and maintenance for sewer cost in the future, if there is any.

Roll Call: Motion carried unanimously.

5338 Dolan Drive – Dolan Drive Corporation

Minimum lot size and Setback Variance Request

Pat Parker presented a request for variances in industrial parcel size and setback requirements for a sheet metal apprenticeship and training facility.

Chairperson Johnson opened the public hearing.

Representatives of this corporation outlined the program, operations, traffic expectations, and educational benefits. The Board discussed compatibility with surrounding properties and the limited intensity of the proposed use. No public comments were received.

The public hearing was closed.

Motion by Mason, supported by Vettese, to allow the variance to be the current setbacks and the lot size that is there now to be utilized for the sheet metal training facility.

Roll Call: Motion carried unanimously.

Old Business

None.

Adjournment

Chairperson, Johnson adjourned the meeting at approximately 6:00 p.m.

Recorded by:

Samantha Merchant, Building Administrator / Recording Secretary

Mary V. Johnson, Chairperson

Anthony Vettese, Secretary