

**Ganges Township
Zoning Board of Appeals**

Ganges Township Hall
1904 64th Street, Fennville MI 49408

Thursday October 16, 2025

6:00 PM

Agenda

1. Call to Order
2. Roll Call
3. Review/approve agenda
4. Public Comment for non-agenda items

5. Public Hearing

Gerard Weston has petitioned for variances from the 3.09 fence regulations at 2246 Lakeshore Dr 0307-005-054-00

1. The fence height not to exceed 4 feet in height within 50 feet of the road right of way; request fence 8 feet in height
2. The fence must be 6 feet from right of way; request to be up to the right of way.
3. The fence height not to exceed 6 feet in height (after the 50 feet from right of way); request fence 8 feet in height.
- 4.

open public hearing

Applicant explain request

correspondence

audience for / against comments

any further discussion

close public hearing

6. Discussion / decision of variance request

7. Any business that may come before the ZBA

8. Public Comment

9 Approval of minutes: September 2 2025

10 Adjournment

**TOWNSHIP OF GANGES
ALLEGAN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Ganges Township Zoning Board of Appeals will hold a public hearing and regular meeting concerning variance request application on Thursday October 16, 2025 6:00 p.m. at the Ganges Township Hall, 1904 64th Street, Fennville.

Please take further notice that the matter to be considered at the public hearing include the following:

Gerard Weston has petitioned for variances from the 3.09 fence regulations at 2246 Lakeshore Dr 0307-005-054-00

1. The fence height not to exceed 4 feet in height within 50 feet of the road right of way; request fence 8 feet in height
2. The fence must be 6 feet from right of way; request to be up to the right of way.
3. The fence height not to exceed 6 feet in height (after the 50 feet from right of way); request fence 8 feet in height.

Written correspondence may be submitted to the Clerk at 1904 64th Street, Fennville, MI 49408 up to 4:00pm the day prior to the date of the hearing and may also be submitted at the hearing.

Anyone interested in reviewing the related application may contact the Zoning Administrator 1-800-626-5964 or email mtsallegan@frontier.com to request a digital copy.

Necessary and reasonable aids for disabled persons will be made available with sufficient notice to the clerk.

Robin Phelps
1904 64th Street
Fennville MI 49408
269-543-8316

Memorandum: Ganges Township Zoning Board of Appeals
Date: September 29, 2025
From: Tasha Smalley, Zoning Administrator
RE: Fence height and location variance

Public Hearing: Thursday October 16, 2025 6:00PM

Owner: Gerard Weston

Owner Address: 2246 Lakeshore Dr. Fennville MI 49408

Subject Property: 2246 Lakeshore Drive

Parcel #: 0307-005-054-00

R – Residential District

7.03 Development requirements

Minimum lot area .75 acres (32,670)

Minimum lot width 100 ft

Front (waterfront) setback 40 feet

Rear (streetfront) setback 30 feet

Side setback 15 feet

Lot coverage 25%

Maximum building height 35 feet

3.9 Fences

Analysis

Property 0307-005-054-00 is a existing conforming lot of record

Lot area approx – 143x387; 1.23a

History: the fence constructed started in Dec 2024. 3 letters were sent; Dec 11, Feb 12, Apr 7; was ready to issue the citation and Mr. Weston contact me about applying for a variance. The fence ordinance was amended Apr 2025, construction started Dec 2024.

Request:

Construct an 8 feet high fence up to the property line on all 4 sides.

1. The fence height not to exceed 4 feet in height within 50 feet of the road right of way; request fence 8 feet in height
2. The fence must be 6 feet from right of way; request to be up to the right of way.
3. The fence height not to exceed 6 feet in height (after the 50 feet from right of way); request fence 8 feet in height.

Date Received: 8-15-25
Amount Paid: pd ch # 8912 @ 1000-

Ganges Township, Allegan County
1904 64th Street, Fennville MI 49408
269-543-8316 www.gangestownship.org

ZONING BOARD OF APPEALS / VARIANCE
Application

OWNER INFORMATION

NAME - Gerard Weston
PHONE - 248-770-6666 EMAIL gww@westonandcompany
ADDRESS - Fennville, MI 49408 inc.
INCLUDE CITY, STATE AND ZIP CODE com

22416 Lakeshore

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

NAME - _____
PHONE - _____ EMAIL _____
ADDRESS - _____
INCLUDE CITY, STATE AND ZIP CODE _____

PROPERTY ADDRESS 22416 Lakeshore Dr. Fennville MI 49408
PROPERTY LEGAL DESCRIPTION - attach _____
PARCEL NUMBER (TAX ID #) 0307- 005-054-00
ZONING DISTRICT AND USE OF PROPERTY Res ; Residential

DESCRIBE IN DETAIL THE VARIANCE REQUEST Requesting
an 8' Fence on the perimeter of property
all 4 sides; up to property line

REFERENCE ZONING ORDINANCE SECTION OR DECISION OF DENIAL FROM WHICH
YOU ARE SEEKING RELIEF AND A VARIANCE 3.09A

I hereby grant permission for members of the Ganges Township Zoning Board of Appeals, or
other officials of the Township permission to enter the above-described property for the purpose
of gathering information related to this application.

Owner Signature Gerard Weston Date: 8/15/25
Applicant Signature Gerard Weston Date: 8/15/25

Please answer each of the following questions which correspond to the findings required for variance approval. The responses will be used by the ZBA in the review of your application. The request will be reviewed whether or not the questions are completely answered, but it is to your advantage to provide as detailed and complete response, as possible, to each question since it is your responsibility to provide information on each of the approval standards.

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions include any of the following:

- a) exceptional narrowness, shallowness or shape of a specific property on the effective date of the ordinance
- b) exceptional topographic conditions or other extraordinary situation on the land, building or structure
- c) any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.

No topographical issues only
Safety

2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not itself be deemed sufficient to warrant a variance.

Personal safety from Ex wife, Ex-friends
Ex employees.

3. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.

Fence is see thru so it does not
block view of traffic. 8' Post Fence is
Not harmful to anyone except perpetrators

4. The variance will not impair the intent and purpose of the Ordinance.

Purpose of Fence is allowed, and is
Intent of security.

5. The immediate practical difficulty causing the need for the variance request was not created by any affirmative action of the applicant.

Construction was started security purposes.

6. The reason set forth in the application justifies the granting of the variance and the variance and the minimum variance necessary.

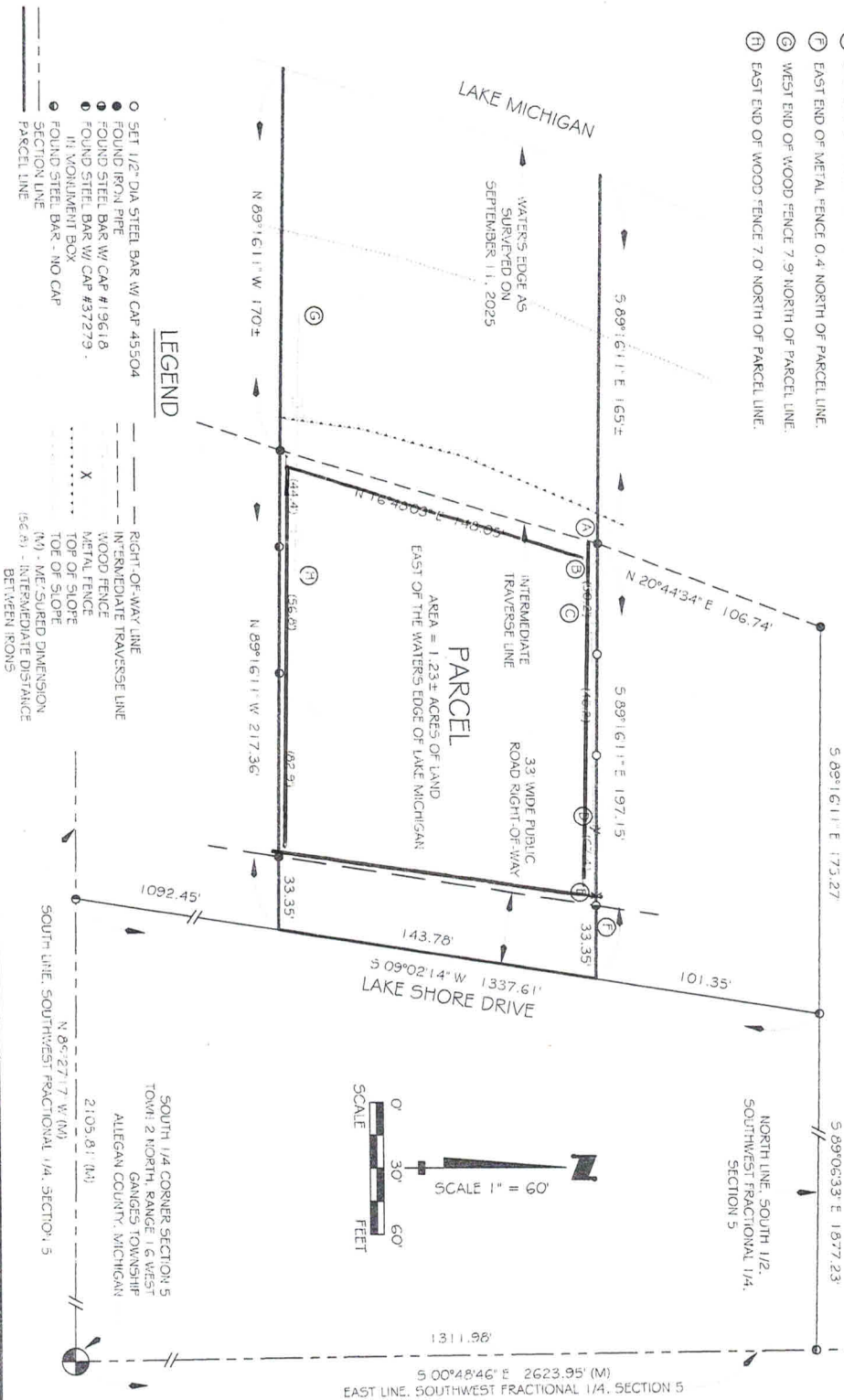
Requesting an 8' Fence 4' higher than allowed.

CERTIFICATE OF SURVEY

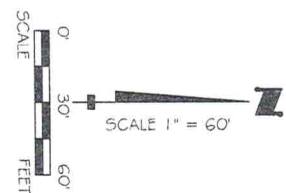
FOR: GERARD WESTON

CENTER OF SECTION 5
TOWN 2 NORTH, RANGE 16 WEST
GANGES TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

- (A) WEST END OF WOOD FENCE 0.3 SOUTH & 1.7' WEST OF INTERMEDIATE TRAVERSE LINE.
- (B) EAST END OF WOOD FENCE 4.0' SOUTH OF PARCEL LINE.
- (C) WEST END OF WOOD FENCE 2.6' SOUTH OF PARCEL LINE.
- (D) WEST END OF METAL FENCE 0.5' SOUTH OF PARCEL LINE.
- (E) EAST END OF WOOD FENCE 0.9' SOUTH OF PARCEL LINE.
- (F) EAST END OF METAL FENCE 0.4' NORTH OF PARCEL LINE.
- (G) WEST END OF WOOD FENCE 7.9' NORTH OF PARCEL LINE.
- (H) EAST END OF WOOD FENCE 7.0' NORTH OF PARCEL LINE.



NORTH LINE, SOUTH 1/2, SECTION 5



1311.98'
S 00°48'46" E 2623.95' (M)
EAST LINE, SOUTHWEST FRACTIONAL 1/4, SECTION 5

HOLLAND
ENGINEERING

ENGINEERING | SURVEYING | PIPELINE SERVICES

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116



Date	09/18/2025	Sheet	1 of 2
Drawn By	JMR	Observed By	JCD
Surveyed By	JMR	Surveyed By	JR
Section	SECTION 5, 12N, R16W	Top of City	
Job No.	25-08-026	GANGES TOWNSHIP	
Surveyor	MARK O. SCOVILL	PROFESSIONAL SURVEYOR	
License No.	4091045504	ALLEGAN COUNTY, MICHIGAN	

[illegible]

1 OF 2

Section 3.9 Fences

A. For lots with a principal building, only chain-link, wrought iron, wood or vinyl fences are permitted within the required front yard setback. This fence cannot exceed four (4) feet in height within 50 (fifty) feet of the road right-of-way and must be at least six (6) feet from the road right of way.

1. Fences shall not be placed within forty (40) feet of the water's edge at Lake Michigan or Hutchins Lake.
2. No person shall string, place, or maintain razor wire, single-strand barbed wire or single-strand cable (unless associated with required Homeland Security measures) as part of any fence, or structure at the property lines in any zoning district.
3. Barbed wire or electric fencing may only be used as part of an agricultural operation or when required by ordinance.

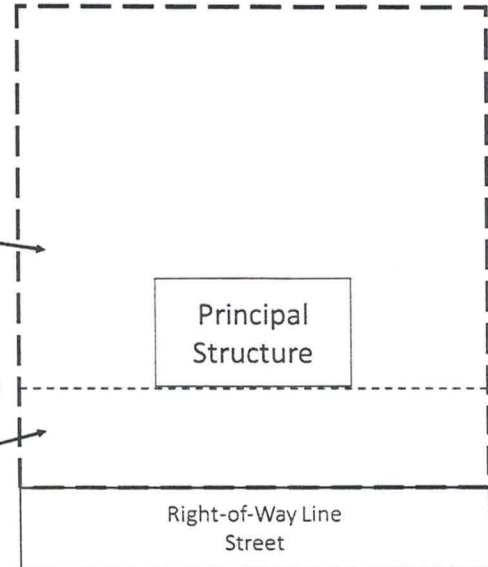
Behind Front Building Line:

- Fences can't be higher than 6 feet.
- Corner lots are considered to have two 'front' building lines.

Front Building Line

Required front yard setback

- Height limit of 4 feet



Section 3.10 Outdoor Furnaces

Furnaces located outside a building shall be permitted only under the following conditions.

- A. An outdoor furnace requires zoning compliance and mechanical permits.
- B. All units shall be "UL" (Underwriters Laboratory) listed and shall comply with the State mechanical code.
- C. Phase 2 [high efficiency] furnaces shall be located a minimum of fifty [50] feet from any property line. Low efficiency furnaces shall be located a minimum of two hundred (200) feet from any property line.
- D. The unit shall not be located within the front yard unless it is located over two hundred (200) feet off the street.
- E. The furnace shall be located no closer than two hundred (200) feet to another dwelling.
- F. Installation of an outdoor furnace requires a mechanical permit.
- G. Stack height shall be at least fifteen (15) feet.
- H. Fuel burned in any new or existing wood furnace shall only be natural wood, wood pellets, corn products or other listed fuels specifically permitted by the manufacturer's instructions such as coal. The following fuels are strictly prohibited in new and existing outdoor wood furnaces:
 1. Wood that has been painted, varnished, or coated with similar material and/or has been pressure treated with preservatives and contains resins or glue as in plywood or other composite wood products.
 2. Rubbish or garbage including but not limited to food wastes, food packaging or food wraps.

Section 3.09 Fences (see Graphic Following)

For lots with a main building, only chain-link, wrought iron, wood or vinyl fences are permitted within the required front yard setback. This fence cannot exceed 4 feet in height and must be at least 6 feet from the road right of way. No fence may exceed 6 feet in height behind the front yard setback line of the main building.

- A. Fences shall not be placed within forty (40) feet of the water's edge at Lake Michigan or Hutchins Lake.
- B. No person shall place, string or maintain razor wire, single-strand barbed wire or single-strand cable (unless associated with required Homeland Security measures) as part of any fence, or structure at the property lines in any zoning district.
- C. Barbed wire or electric fencing may only be used as part of an agricultural operation or when required by ordinance

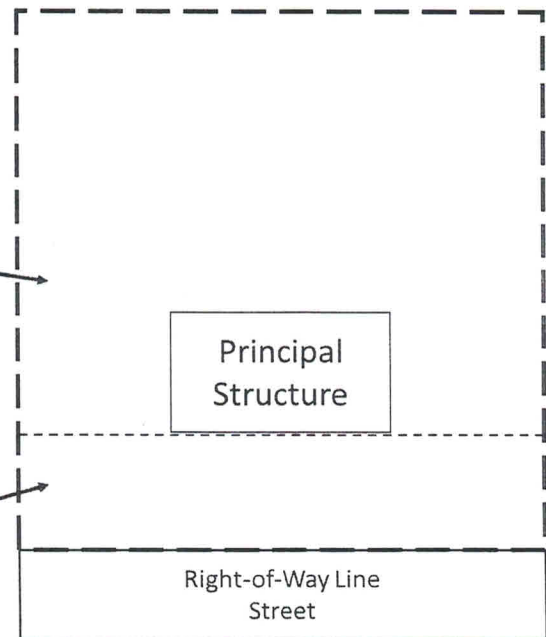
Behind Front Building Line:

- Fences can't be higher than 6 feet.
- Corner lots are considered to have two 'front' building lines.

Front Building Line

Required front yard setback

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- B. All units shall be "UL" (Underwriters Laboratory) listed and shall comply with the State mechanical code.
- C. Phase 2 [high efficiency] furnaces shall be located a minimum of fifty [50] feet from any property line. Low efficiency furnaces shall be located a minimum of 200 feet from any property line.
- D. The unit shall not be located within the front yard unless it is located over two hundred (200) feet off the street.
- E. The furnace shall be located no closer than two hundred (200) feet to another dwelling.
- F. Installation of an outdoor furnace requires a mechanical permit.
- G. Stack height shall be at least 15 feet.

July 2025



Ganges Township Zoning Board of Appeals
Meeting Minutes DRAFT for September 2, 2025
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

Call to Order

Carol **Josefowicz** called the meeting to order at 6:00 PM.

Roll Call

Present:

Carol **Josefowicz**
Dale **Pierson**
Pam **Jenewein**
Tasha **Smalley**
Katelynn **Wolfe**

Audience:

Chase **Hawkins** - 1500 Rosewood St, Jenison

Review/Approve Agenda

Pierson made a motion to approve the agenda. **Jenewein** seconded the motion. Motion passed.

Public Comment for non-agenda items - None

Public Hearing – Reschedule from Aug. 20, 2025

Owner: Iris Boettcher

Subject Property: 1339 Fabun Road 0307-204-009-00

Iris Boettcher has petitioned for a front setback variance to construct an addition.

Required front setback 40 feet; request relief of 23 feet (end of steps to be 17ft from property line)

a. Opening of Public Hearing – 6:01 PM

b. Applicant explain request

Josefowicz noted that the write up submitted to the ZBA was difficult to read. She asked Chase **Hawkins**, the Project Manager from Trubuilt Builders, to explain Meadow Avenue, the undeveloped road. **Hawkins** replied that the road itself acts as a driveway for the residents. He continued, from his understanding, the drive at one point was supposed to go all the way around and connect with another road. **Josefowicz** asked what it means when they say that Meadow Avenue is an undeveloped road. **Smalley** replied that it is not a road, it is only a driveway. She continued that it's an undeveloped right-of-way that no one pays taxes on or owns. **Josefowicz** asked, if it became a road, would there be

requirements on the width of the road for a driveway. **Smalley** replied no because on the plat map, it's a public road that hasn't been developed; but it is already developed to access whoever's already there and the right-of-way is 74 feet. **Smalley** noted that it should be considered a street front. **Josefowicz** stated for setback purposes, there are two fronts, Fabun Road and Meadow Ave.

Hawkins stated that **Boettcher** is requesting an addition onto her existing home, which will create a master bedroom and mudroom, as well as adding steps off the mudroom which will come out to 17 feet, 7 inches. However, it does not exceed the existing structure. The existing home already sits at 10 feet to the property line, this addition would not surpass what is already there.

- c. **Correspondence** – None
- d. **Audience for/against comments** – None
- e. **Further discussion** – None
- f. **Close of Public Hearing** – 6:21 PM

Discussion/Decision of Variance Request

Josefowicz asked if they thought about building the addition going out another direction.

Hawkins replied due to the location of utilities and how things are orchestrated, they would have to rework the entire house.

Josefowicz asked if the interior of the entire house was going to be redone. **Hawkins** stated no, just the area in question besides trimwork and other little things, but nothing structural.

Jenewein wondered if the stairs could go out towards the guest house. **Hawkins** replied that is the location for the proposed septic tank. He added that they are not doing anything with the well. **Jenewein** noted if this plan gets approved, the ZBA is allowing a variance when it wouldn't necessarily have to be had if they built in the other direction.

Smalley commented that almost the whole house is in the setback; so there's almost nowhere to build where you would not need a variance.

Pierson commented that he has no issues with this variance due to its location in the house and its location to the homes across the street/driveway.

Hawkins noted that the only addition is the mudroom and the interior of the home really does not move at all; so the addition is 10 feet plus the steps in the front.

Josefowicz agreed with **Jenewein**, suggesting that the door and steps come off the side of the house towards the garage, instead of the front of the house. **Hawkins** replied that it should be doable.

Finding of Facts

For a variance to be granted, all of the following standards must be met.

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions include any of the following: a) exceptional narrowness, shallowness or shape of a specific property on the effective date of the Ordinance; b) exceptional topographic conditions or other extraordinary situation on the land, building or structure; or c) any other physical situation on the land building or structure deemed by the ZBA to be extraordinary.

Met. Meadow Ave is an undeveloped right-of-way and there is no possibility of it becoming a road.

2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not itself be deemed sufficient to warrant a variance.

Met. The addition does need a variance in order to enjoy a substantial property right similar to other properties in the area.

3. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.

Met. The variance is not anywhere near the non-developed right-of-way.

4. The variance will not impair the intent and purpose of the Ordinance.

Met. The variance will not impair the intent and purpose of the Ordinance.

5. The immediate practical difficulty causing the need for the variance request was not created by any affirmative action of the applicant.

Met. The applicant has nothing to do with the planning of the road.

6. The reasons set forth in the application justify the granting of the variance and the variance is the minimum variance necessary.

Met.

Jenewein made a motion to accept the variance for parcel # 0307-204-009-00 with the following condition:

1. The entry steps shall be on the east side of the house.

Pierson seconded the motion. Motion passed (3-0).

Hawkins asked what happens now, permit wise. **Smalley** replied that **Hawkins** should resubmit the print with the door and steps moved, then she can issue a building permit because the plan is approved as of tonight.

Public Hearing – None

Any business that may come before the ZBA - None

Public Comments – None

Approval of Meeting Minutes

A motion was made by **Josefowicz** to approve the August 20, 2025 regular meeting minutes with corrections. **Jenewein** seconded the motion. Motion passed (3-0).

Adjournment

Pierson made a motion to adjourn the meeting. **Jenewein** seconded the motion. Motion passed (3-0). Meeting adjourned at 6:40 PM.

Respectfully Submitted,
Katelynn Wolfe
Ganges Township, Zoning Board of Appeals