

**ARCADIA TOWNSHIP ZONING BOARD OF APPEALS**  
**MEETING MINUTES January 6, 2026**  
**PUBLIC HEARING**

The Arcadia Township Zoning Board of Appeals held a Public Hearing on Tuesday, January 6, 2026, at 7:00 p.m. at Arcadia Township Hall, 4900 Spencer Street, Lum, Michigan.

Chairman McClelland called the meeting to order at 7:00 p.m.

**ROLL CALL**

MEMBERS PRESENT: McClelland, Bonesteel and Ostrom.

ABSENT: Howe and Jostock

OTHERS PRESENT: Susan Simpson, Recording Secretary, Tim Butterfield-the applicant. See meeting sign-in sheet for other attendees.

**PLEDGE OF ALLEGIANCE**

APPROVAL OF AGENDA: MOVED BY Bonesteel SECONDED BY Ostrom to approve agenda as presented. MOTION CARRIED.

ELECTION OF OFFICERS: MOVED BY Ostrom, SECONDED By Bonesteel to retain same roster of officers to the Zoning Board of Appeals. MOTION CARRIED

McClelland as Chairman of the Zoning Board, Bonesteel as Vice-Chairman and as Secretary, and to close the nominations and cast a unanimous ballot thereof.

ROLL CALL VOTE: Bonesteel, AYE; Ostrom, AYE; McClelland, AYE.  
MOTION CARRIED.

MINUTES OF November 18, 2025: MOVED BY Bonesteel, SECONDED BY Ostrom, to approve the minutes of November 18, 2025 as presented. MOTION CARRIED.

UNFINISHED BUSINESS: None

NEW BUSINESS: Timothy Butterfield- Dimensional Variance Request to Split less  
Less than 2 acres.  
For: 3225 Daley Rd, Lapeer, Michigan 48446  
Parcel # 44-002-019-022-00

Chairman McClelland states the purpose of this public hearing was at the request of Timothy Butterfield, 3193 Daley Rd, Lapeer Michigan for a Dimensional Variance to split less than 2 acres.

Chairman McClelland requested that Mr. Butterfield present to the Board his request. Mr. Butterfield explained that their request was for a proposed 66 ft wide strip to be split from one parcel now owned by Mr. Butterfield and his sister Jane Tedesco, to the adjacent parcel which is also owned by Mr. Butterfield and his sister. Explaining that they inherited these properties in August of 2025 thru their mothers Trust. The original property was 80 acres and has been in their family for many years. At the time his parents built a house on the 3225 Daley Rd property, the township regulations could be built on 1 acre. In order to bring this Parcel #002-019-022-00 into compliance with current township ordinances it would have to extend as an L-shaped elongated 66 ft wide parcel that backed other neighbor owned properties. Mr. Butterfield is asking for a variance to extend the acreage of parcel in question, and change boundary lines to achieve a more compliant parcel for future usage. Mr. Butterfield states they are going to continue to farm that open acreage of the remainder of the parent parcel acreage.

Public Hearing Time opened by Chairman McClelland 7:15 pm

Patricia Rowden-2121 Bearanger Rd, Lapeer MI 48446, spoke about her concern about a strip of property she claims she maintains. Chairman McClelland states she must take that up with Mr. Butterfield personal and not at this hearing.

Fred Perry-4197 Bearinger, Lapeer MI 48446, spoke of concerns that applicant was building a house near the property line. He also had concerns regarding if a subdivision was going in and boundary line concerns. Through much discussion and clarification, the board and Mr. Butterfield addressed all his concerns.

Kevin Daley-3417 Daley Rd, Lapeer MI 48446, states his properties are across the road from Butterfields, his concern was the 4 to 1 ratio for frontage. However, he is in favor of the variance.

Chairman McClelland ask the Board if they had any more questions or concerns. Vice-Chair Bonesteel states she's in agreement with how the Survey company plotted the proposed boundary lines. Ostrom has no questions or concerns.

Bonesteel Moved to Close Public Time. Ostrom Seconded.  
Public Time Closed at 7:28 pm.

McClelland requested a Motion  
Moved by Bonesteel. Seconded by Ostrom to Approve and grant Dimensional Variance of less than 2 acres to achieve a more dimensional compliant parcel without infringing on neighboring properties.

ROLL CALL VOTE:

McClelland, Yes; Bonesteel, Yes; Ostrom, Yes. Absent: Howe, Jostock.  
YES (3) NO (0) ABSENT (2)

MOTION CARRIED

SETTING OF NEXT MEETING DATE AND TIME: The next meeting set for January 12, 2026 at 2:00pm to review and approve January 6, 2026 meeting minutes is scheduled.

MOTION BY Ostrom, SUPPORTED by Bonesteel to ADJOURN the meeting at 7:49 p.m.

MOTION CARRIED.

Submitted by: \_\_\_\_\_  
Joyce Bonesteel  
ZBA Secretary

Signed: \_\_\_\_\_  
Susan Simpson  
Recording Secretary