

ARCADIA TOWNSHIP ZONING BOARD OF APPEALS
PUBLIC HEARING – April 7, 2026
Dimensional Variance Request- J. Ramirez

The Arcadia Township Zoning Board of Appeals held a Public Hearing on Tuesday, April 7, 2026 at 7:30 p.m. at Arcadia Township Hall, 4900 Spencer Street, Lum, Michigan.

Chairman Richard McClelland called the meeting to order at 7:30 pm.

ROLL CALL: McClelland, Bonesteel, Ostrom, and Howe.

Absent: Jostock

OTHERS PRESENT: Susan Simpson, Recording Secretary, Applicant- J, Ramirez,
See Attached sheet for attendance list.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: MOTION by Howe, SECONDED by Bonesteel to approve the Agenda as presented. All Ayes. MOTION CARRIED.

MINUTES OF January 14, 2026 Special Meeting, MOVED BY Howe, SECONDED BY Bonesteel, to approve the minutes of January 14, 2026, with Correction. Minutes to correct meeting called to order at 11:07AM not PM.

MOTION CARRIED. All -AYES NONE- OPPOSED

UNFINISHED BUSINESS-NONE

NEW BUSINESS-SPECIAL HEARING- Dimensional Variance Request-J. Ramirez
Minimum Width and Minimum Square Footage.

McClelland reiterated the public speaking rules and how to address the Board.

PUBLIC TIME: McClelland called for Public Time at 7:33pm.

McClelland introduced the applicant Judith Ramirez, to present her Variance request.

Judith Ramirez-3320 Haines Rd, Attica, MI 48412-

Ms Ramirez spoke the reason for the request for accessory building to be placed on her property is for her son who is a Disabled Veteran. Son Anthony Ramirez was present. Ms Ramirez is stating he will then have a place to stay when she is gone.

Shawn Weaver -5275 Gratiot Ave, St Clair, MI 48079- introduced himself as helping the applicant with set ups with the log cabin accessory building. He has questions as to what the variance request is for.

Bonesteel states why the applicant is applying for the variance as Arcadia Twp ordinance has minimum square ftg and minimum width of building required, and this building does not meet those requirements.

Howe states that upon her physical inspection she noted that Detroit Edison lines runs thru applicants property, she has concerns that placement of the building may not work with the 25 ft right of way on each side of the Edison lines. Stating no one can build in those right of ways.

McClelland asked if she plans on splitting her property. Applicant states that she did not think that would work for what they needed. They may or may not do a shared well. McClelland brought up the costs of the building and set ups, inquiring would it be more feasible to put an addition onto her home.

Ms Ramirez states that her other son and his children are living with her at her house on the same property. She does not believe she can put an addition on her house because of the location of her garage and pond, with regards to the electric line and property lines.

Howe states concern about the size of the house and inquires if her garage could be converted as a second living quarters. "Can you remodel your garage?" she asks.

Ostrom states concern about the size of the accessory home also.

McClelland and Howe states concern with size of proposed building and would they consider adding more square ftg.

Shawn Abhasi 28905 Kirkside, Farmington Hills, MI 48334- asked what other regulations is the applicant not meeting?

McClelland, Howe and Bonesteel answer- the size and width of the home, concerns with well and septic areas fitting legally within the property lines/ setbacks.

Ms Ramirez approached the Boards' table to go over the map and the sketch provided, pointing out where the house would be set and where the septic field is showing on sketch.

There was open discussion regarding road commission and a drive way from Roscoe Road.

Bonesteel addressed the applicants needs regarding housing for this Disabled Veteran. Bonesteel stated that she had no issue with approving the variance and cited the letter provided to the applicant from Lapeer County Construction Code Authority stating a guide sheet and stipulations.

Shawn Weaver 5275 Gratiot Ave, St. Clair, MI 48079- states that the dwelling would be an ADU (Accessory Dwelling Unit) and also inquired why that wouldn't qualify for a shared well. Mr. Weaver suggest that the applicant Ms Ramirez could possibly do a survey and pinpoint exact placement of dwelling, septic field, etc. Mr. Weaver asked the Board what else can the applicant do to comply to make this request happen.

Lawrence Hough- 3366 Haines Rd, Attica, MI 48412. States he is a neighbor. His property is on corner of Roscoe Rd and Haines Rd. He has survey posts on his property she can measure from, he states. He has no objections to the variance requests.

Public time was closed at 8:24 pm.

Further open discussion by the Zoning Board. The factors listed in Section 14.01 of the Arcadia Township Zoning Ordinance were considered by various board members. Including location of well and septic within property lines or setbacks.

Ostrom states he is in favor of providing housing for a Veteran but would like more information.

Howe discusses to table a decision regarding this variance request until further information is provided.

Bonesteel MOVES to TABLE the MOTION, Howe SUPPORTS regarding J. Ramirez 3320 Haines Rd, Arcadia Twp 48412, Dimensional Variance Request Application 2026-0002, to postpone its consideration indefinitely. Requesting the applicant to provide further information regarding building and setup placements.

ROLL CALL VOTE:

McClelland, AYE; Howe, AYE; Bonesteel, AYE: Ostrom, AYE. Absent: Jostock

AYES (4) NAYS (0) Absent (1).

MOTION CARRIED.

Next meeting to be determined at a later date.

MOTIONS by Bonesteel, SECONDED by Howe, to adjourn the meeting. MOTION CARRIED.

Meeting adjourned at 8:27pm.

Submitted by: _____
Richard McClelland
ZBA Chairman

Signed: _____
Susan Simpson
Recording Secretary