

**Exeter Township
Zoning Board of Appeals
Public Hearing Meeting Minutes
October 23, 2025**

Exeter Township Zoning Board of Appeals chairperson, Robert Strimple, called the public hearing to order at 7:05 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Anthony Bruck, Don Miller, and Robert Strimpel
Excused:
Absent: June Olson
Guests:
NOTE: There were 2 township residents (and their 4 children) present.

Introductions / Announcements:

ZBA Secretary Roger Bezek announced that an official notice of this Public Hearing was timely published and ZBA members were notified (by USPS mail) of this Public Hearing.

Purpose of Public Hearing / Applicant:

This is a continuation of the public hearing conducted on September 25, 2025. A decision on this zoning variance request was tabled at the September 25, 2025 meeting to allow the ZBA members additional time to research this variance request and develop possible options available.

A request for a variance from current Exeter Township zoning ordinance was filed on by property owner Joseph Bergmoser, property address of 12060 South Stoney Creek Road Carleton Michigan 48117 on parcel # 5806-017-009-21 to allow a property tract division (split) which would leave an accessory building on its own parcel without a residence on the same tract.

The variance is requested by the property owner to allow the existing home to be sold on a (its own) separate parcel. There is enough road frontage and depth on the existing tract to allow up to 3 or 4 new parcels to be created. However, current Exeter Township does not allow an accessory building to exist on its own tract.

Review of Previous Public Hearing Minutes:

ZBA members reviewed the Public Hearing meeting minutes from September 25, 2025.

- ❖ **Motion:** Don Miller, 2nd Anthony Bruck; To accept the ZBA Public Hearing meeting minutes from September 25, 2025 as presented.

Motion carried.

Applicants Statements / Comments:

Mr. Bergmoser was present at this Public Hearing and provided an aerial map of the parcel in question. This aerial map showed the location of the two buildings (residence and accessory building) along with the approximate location of the electrical service (pole) and propane tank servicing the accessory building. The approximate road frontage measurements of the accessory building were included on this aerial photo.

Mr. Bergmoser stated his preference would be to split the existing parcel into two, creating one parcel containing the residence and the balance of the tract (including 2 or 3 buildable lots) containing the accessory building.

Written Statements / Comments:

No written comments were received concerning this zoning variance request.

Public Comment:

There were no comments offered from any township resident or the public.

Questions from ZBA Members:

The ZBA outlined the options and conditions available to Mr. Bergmoser.

A). To “convert” the accessory building into a residence by construction living quarters within the building (in the “lean-to” part of the building) located on the north side of the building. The potential residence would need to meet all township building codes and meet the minimum square footage (800 sq. ft.). This option would include all required building permits, health department permits and establishment of both an approved water source and an approved septic system. Along with these basic requirements, Mr. Bergmoser would also need to meet the following conditions;

- 1). Provide a performance bond to Exeter Township for an amount set by the ZBA.
- 2). Construction on the living quarters within the accessory building to begin within one year of the submission of any performance bond.
- 3). A conditional approval of the zoning variance requested would be entered with the parcel split being effective when an occupancy permit is issued by the township building inspector.

B). ZBA denial of the zoning variance request.

C). Mr. Bergmoser could construct a new residence near the accessory building to satisfy the current Exeter Township ordinance. The property then could be split as each potential parcel would have a residence located on it.

Mr. Bergmoser stated of the three options outline he would prefer the conditions laid out In Option A.

❖ **Motion: Roger Bezek, 2nd Don Miller:** To grant a conditional zoning variance for Mr. Joseph Bergmoser on Parcel #5806-017-009-21 located at 12060 South Stoney Creek Road with the following conditions. Once all conditions have been met, then the parcel may be divided into allowable lots per Exeter Township zoning requirements. The following actions must be completed by Mr. Bergmoser;

- 1). Submit proper construction plans to begin construction of living space within the existing accessory building to the township building official, conditional on both an approved Monroe County Health Department septic system and proof or plans for a potable water source.
- 2). Place with Exeter Township a "Performance Bond" of \$ 40,000 (forty thousand dollars) before construction begins with construction to begin within one year of submission of this performance bond.
- 3). All construction to be completed with the proper permits and inspection and be built to current building codes. All related services including electrical service, plumbing, heating / cooling, electrical (wiring), propane or fuel service must meet current and accepted construction standards.
- 4). The electric service (pole) and propane tank (if retained as the fuel source) must remain (or be relocated) on any proposed parcel description containing the "converted" accessory building.

Un-approved minutes

- 5). All potential parcel(s) which can be created must meet required footage per current Exeter Township Zoning Ordinances, including minimum width (road frontage) and depth. All required set-backs for future construction must also be maintained

Once all conditions have been met and an occupancy permit has been issued, the current parcel may be split to create both parcels with building (now considered residence) and vacant parcel as allowable and requested by the property owner. The performance bond may be refunded in part or in full as determined by the Exeter Township building official.

Roll Call Vote:

Don Miller	YES
Roger Bezek	YES
Anthony Bruck	YES
Robert Strimpel	YES

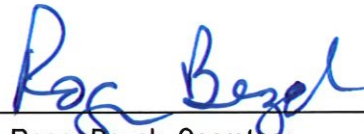
Motion Carried.

- ❖ **Motion:** Anthony Bruck, 2nd Don Miller: To adjourn the public hearing.

Motion carried.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Zoning Board of Appeals



Robert Strimple, Chairperson
Exeter Township Zoning Board of Appeals