

**Exeter Township
Zoning Board of Appeals
Public Hearing Meeting Minutes
October 28, 2025**

Exeter Township Zoning Board of Appeals (ZBA) chairperson, Robert Strimple, called the public hearing to order at 7:07 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Anthony Bruck, Don Miller, June Olson
and Robert Strimpel

Excused:

Guests:

NOTE: There were no township residents and other interested parties in attendance.

Introductions / Announcements:

ZBA Secretary Roger Bezek, stated that all required notices of this public hearing were timely posted and all ZBA members were mailed copies of the hearing notice.

Purpose of Public Hearing / Applicant:

A zoning variance from the Exeter Township ordinance has been requested by the applicant, Mr. Jacob Ellison who address is 12120 Sumpter Road, Carleton Michigan 48117. The variance is requested on parcel # 5806-015-009-05 (located 12120 Sumpter RD, Carleton MI. 48117) to construct an accessory building (barn) which would be located within the front yard setback (beyond the front of the existing home).

Applicants Statements / Comments:

Mr. Ellison (along with his family) was present at this public hearing and provided the following documents for the ZBA members;

- Large map / site plan showing existing buildings and proposed site of new accessory building located directly south of an existing barn. The proposed new accessory building ("pole barn") would be 40 feet width and 120 feet in length.
- Report (copy) of the Monroe County Drain Commission (MCDC) inspection (completed October 13, 2025) including MCDC "SESC Inspection Report" (with photos). A cover email

(from Jenna Morse, Soil Erosion Control Agent) found no issues with the proposed building site.

- A rendering of all four sides of the proposed building and an architectural drawing of the floorplan.
- Applicant photos of proposed building site with corner stakes visible.

Mr. Ellison stated that the parcel consists of 5.25 acres (approximately) containing the applicant home, permanent driveway, existing accessory building surrounded by farmland including areas of fruit trees (new planting and existing orchards) , a small livestock paddock, and a "gravel" pad for equipment storage. The aerial photo also shows multiple mature hardwood and pine trees.

Mr. Ellison said the proposed building site is the easiest accessed by the current (concrete) driveway and is located close to any services (electrical / water) that may be incorporated into the proposed accessory building. He also stated that the proposed accessory building would be "visually hidden" from traffic using Sumpter Rd by existing property line trees / brush. The building site would be 50 feet from the beginning of Burns Drain.

Written Statements / Comments:

There were conditions set by the MCDC before construction could begin including the application for a "soil erosion permit". The proposed building site would meet the minimum distance from Burns Drain meeting the requirements for issuing a "soil erosion permit".

No written comments were received from the adjacent property owners or from any other residents.

Public Comment:

There were no public comments offered.

Questions from ZBA Members:

From ZBA member Strimpel; cited the estimated distance of 10 feet from the existing accessory building which could create an additional fire hazard of the fire spreading to both buildings.

ZBA member Miller, what is the use of the proposed accessory building ?

Mr. Ellison stated that the building would be used to store farm equipment, the family's recreational vehicle (RV) and as a workshop.

ZBA member Bruck, Is the applicant open to changing the proposed building site to other unused / open areas on the parcel, including north and east of the existing accessory building and potentially behind the front plane of the house ?

Mr. Ellison felt that any other building site would incur additional cost to add an all-weather driveway (current concrete driveway is not built to handle heavier equipment), and extend service to the new accessory building and occupy land that was already being used for agricultural.

ZBA member Strimpel, asked if the applicant had plans to use the proposed accessory building for any commercial use.

Mr. Ellison stated the building would only be used for storing his own personal equipment.

ZBA member Olson, appreciated applicant keeping similar construction type and material and exterior paint (color) to match existing barn.

ZBA member Bezek, would applicant be willing to move the proposed building site north and east of the existing building and change the orientation of the from east to west to north to south, while moving the new building north of the existing barn and closer to the existing house ?

Mr. Ellison stated that this location would require the removal of mature trees. He also said the current concrete driveway is not sufficient to handle the weight of his farm equipment. Using Mr. Ellison's preferred building site would not use the home concrete driveway for access.

ZBA member Strimpel, what are your concerns with changing the proposed building site to farther east and north of the existing barn and east of the existing "gravel pad" as shown on the aerial photo?

Mr. Ellison again stated access issues and need for additional driveway construction.

Zoning Board of Appeals Determination:

- ❖ **Motion: June Olson, 2nd Roger Bezek:** To grant a zoning variance on parcel # 5806-015-009-05 to Mr. Jacob Ellison to allow construction of an accessory building located at 12120 Sumpter Road, Carleton MI 48117 beyond the ~~front~~ *front* plane of the existing residence.

Roll Call Vote: Roger Bezek	<u>YES</u>
Anthony Bruck	<u>NO</u>
Don Miller	<u>YES</u>
June Olson	<u>YES</u>
Robert Strimpel	<u>YES</u>

Motion Carried.

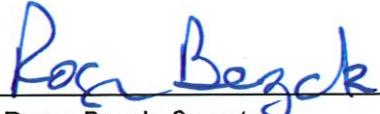
~~Un-approved minutes~~

❖ **Motion:** Anthony Bruck, 2nd June Olson: To adjourn the meeting.

Motion carried.

The meeting was adjourned at 7:47 pm.

The next regularly scheduled ZBA meeting will be held on Tuesday January ¹³~~23~~, 2026 at the Exeter Township Hall beginning at 7:00 PM.

Respectfully submitted, 
Roger Bezek, Secretary
Exeter Township Zoning Board of Appeals


Robert Strimple, Chairperson
Exeter Township Zoning Board of Appeals