

**Keeler Township
Zoning Board of Appeals
October 21, 2025
DRAFT**

Members Present: Tim Mizwicki, Matthew Sexton, Tom Landis, Rich Hutchinson, Cathy Blackmond.

Guests Present: Treasurer Sharon Clupper, Bill Clupper, Matthew Doyle, Ross Smith, Estimator for Due North Construction.

Meeting called to order at 7:00 p.m. Roll call of members present. Tim Mizwicki- Present, Matthew Sexton- Present, Tom Landis- Present, Rich Hutchinson- Present, and Cathy Blackmond- Present. Constituting a quorum.

Matt Sexton moved to approve the meeting agenda. Tim Mizwicki seconded. All were in favor, and the motion carried. Chairperson Tom Landis stated that there was no old business.

Meeting minutes for November 24, 2024, were read and Rich Hutchinson moved to accept the minutes as written. Matthew Sexton seconded, and all were in favor.

Permit # 2025-01: Applicants Name: Matthew & Jessica Doyle Family Trust. **Property Address:** 94321 Park Avenue, Dowagiac, MI 49047. **Parcel No.** 80-12-185-032-00. The applicants are seeking a variance up-to 12'6" from the required 25-foot rear yard (street side) setback in order to permit the construction of a 26' x 24' house addition 12'6" from the street right-of-way line on the northern portion of the addition; and approximately 17' from the street right-of-way line on the southern portion of the addition. The house, including addition, will be within the 30% permitted lot coverage; however, the increase in the nonconforming structure is 3% over the maximum 25% increase permitted. The proposed addition is intended to align with the walls of the existing house extending closer to the road. The property is a platted lot, 4500 square feet in area and is in the LR Lakeshore Residential District Zoning Classification. Standards for consideration by the Zoning Board of Appeals are contained in Section 18.03 of the Keeler Township Zoning Ordinance.

Chairman Tom Landis opened the meeting to public comments on the request at 7:03 pm. A neighbor, Boehmer, reached out to the chairman and let him know that he was not against the variance but, was concerned with the possibility of a drainage issue. The township clerk received an email correspondence from neighbor Kozlowski, and she is concerned with drainage issues being exacerbated by the addition and would like a drainage study to be done prior to a variance approval. Hearing no other public comments on the issue, public comments were closed at 7:04 pm.

Matthew Doyle, along with Ross Smith, the Estimator for Due North Construction, was present before the board to discuss the variance request. Matt Doyle said the property is a non-conforming lot, and they were seeking to build an addition to the current home with a garage underneath. They hope to add a hallway, bathroom, and two additional bedrooms for their growing family. The addition would encroach towards an empty lot that is between him and the neighboring home owned by the Dietrich's. The Dietrich's also own the vacant lot. Mr. Doyle stated that they would like to build up to 30% of the lot. Mr. Doyle let the board know that he had spoken with many neighbors, and those in support of the variance have signed a statement to such; their only concern was drainage issues. Mr. Doyle stated that proper drainage has been addressed with the builder. Chairman Tom Landis informed the applicant that the request was incorrectly submitted for a non-conforming use when it is a non-conforming structure under 3.33 D in the Keeler Township Zoning Ordinance. They are not seeking to use the property for anything

Keeler Township
Zoning Board of Appeals
October 21, 2025
DRAFT

other than what is allowed. Chairman Landis clarified that they are seeking a 12 1/2' variance on the northwest corner of the lot with a 50% reduction in the rear yard setback. Mr. Smith let the board know that the current structure could not support an additional level to the home, and he would not recommend it to the Doyle's. He also stated that additions are expensive, and it would not be cost effective to make a small addition. Chairman Landis went through section 3.33 D and whether the request met the criteria for a hardship. Tom Landis moved to deny the request as presented pursuant to Section 3.01 C.6; rear lakefront lot does not meet the 25' requirement. Tom Landis noted the caveat that the property owner was able to go 12 1/2' to the north. Rich Hutchinson seconded the motion, and a roll call vote was taken of Sexton- support, Blackmond- support, Landis- support, Mizwicki- support, Hutchinson- support. Motion carried

Tim Mizwicki moved to adjourn the meeting. Cathy Blackmond seconded, and the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Angie Sexton
Recording Secretary