

**AGENDA
CITY OF SWARTZ CREEK
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 17, 2026
6:00 P.M.**

- 1. CALL TO ORDER:**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:** Commissioners: Gilbert, Hicks, Packer, Smith, Wyatt.
Alternates: Brill, Gonyea
- 4. APPROVAL OF AGENDA:**
- 5. APPROVAL OF MINUTES:**
- 6. CORRESPONDENCE:**

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- 7. MEETING OPENED TO THE PUBLIC:**
- 8. VARIANCE APPLICATION:**
 - A. 7579 Mason Street; PID 58-36-551-004; Dimensional Variance to enable an accessory structure to be constructed on an atypical 'corner lot'
- 9. MEETING OPENED TO THE PUBLIC:**
- 10. ADJOURNMENT:**

Motion by Boardmember _____, the Swartz Creek Zoning Board of Appeals approves/denies the variance request for a use variance, as applied for at the site known as 7579 Mason Street, with the following conditions:

1. Parcel to be combined with 4473 Morrish Road
2. Parcel cannot be split from the primary residence at 4473 Morrish Road unless done in conjunction with the construction of a primary residence located at 7579 Mason Street
3. _____

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250716-05

Motion by Boardmember _____, the Swartz Creek Zoning Board of Appeals adjourns the July 16, 2025 Zoning Board of Appeals meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL ZONING BOARD OF APPEALS MEETING
ACCESS INSTRUCTIONS
WEDNESDAY, JULY 16, 2025, 6:00 P.M.**

The ZBA meeting of July 16, 2025 will commence at 6:00 p.m. This meeting will be conducted in-person and virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 and rules promulgated by the Michigan Department of Health and Human Services.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft, 810-429-2766 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Topic: City of Swartz Creek Zoning Board of Appeals
Time: July 16, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: <https://us02web.zoom.us/j/83096401128>

If you have any further questions or concern, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org. A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

**CITY OF SWARTZ CREEK
VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES**

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the Zoom application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR Commission

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE ZONING BOARD OF APPEALS
MARCH 18, 2026**

The Regular Meeting was called to order at 6:00 pm by Chair Packer in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Board members Present: Packer, Gilbert, Smith, Hicks, Gonyea (alternate) Brill.

Board members Absent: Wyatt.

Staff Present: Adam Zettel.

Others Present: Nate Henry

APPROVAL OF AGENDA

Resolution No. 260318-01

(Carried)

Motion by Board Member Smith
Second by Board Member Gilbert

The Swartz Creek City Zoning Board of Appeals hereby approves the Agenda of the Regular Board Meeting of March 18, 2026 as printed.

Unanimous Voice Vote
Motion declared carried

APPROVAL OF MINUTES:

Resolution No. 260318-02

(Carried)

Motion by Board Member Smith
Second by Board Member Hicks

The Swartz Creek City Zoning Board of Appeals hereby approves the Minutes of the Regular Board Meeting July 16, 2025 to be approved.

Unanimous Voice Vote
Motion declared carried

Meeting Open To The Public: None

Selection of Chairperson, Vice Chairperson and Secretary

Resolution No. 260318-03

(Carried)

Motion by Board Member Gonyea
Second by Board Member Smith

I Move, the Swartz Creek Zoning Board of Appeals selects Board Member Packer to serve as the ZBA Chairperson, Board Member Gilbert to serve as Vice Chair and Board Member Smith to serve as Secretary for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Unanimous Voice Vote
Motion declared carried

Selection of Chairperson, Vice Chairperson and Secretary

Mr. Zettel conducted in-house staff training that covered the Zoning Enabling Act; duties of the ZBA, council, and planning commission; meeting best practices; Open Meetings Act; FOIA, interpretations, appeals, and variances; and some case studies.

Meeting Open To The Public: None.

Adjourn

Resolution No. 260318-04

(Carried)

Motion by Board Member Brill
Second by Board Member Gilbert

I Move the Swartz Creek Zoning Board of Appeals adjourns the March 18, 2026 ZBA meeting.

Unanimous Voice Vote
Motion declared carried

The meeting adjourned at approximately 6:50 p.m.

Ronald Smith
Secretary



Where Friendships Last Forever

Adam Zettel, AICP
City Manager
azettel@cityofswartzcreek.org

Date: June 9, 2026

To: Zoning Board of Appeals Commissioners
From: Adam Zettel, AICP
Subject: June 17, 2026 ZBA Meeting

Hello everyone,

The Zoning Board of Appeals shall convene at 6:00pm on Wednesday, June 17, 2026 in the city council chambers. This will be an in-person meeting for ZBA members. The meeting will also be available to the public via Zoom. The instructions are attached.

The board is convening to hear a variance proposal to permit an accessory structure on 7579 Mason Street, a residential lot that is proposed to be combined with another residential lot that contains a single-family house located at 4473 Morrish Road.

This is a unique case. The lot in question used to have its own single-family house. Now that it is vacant, it is connected by three (3) contiguous feet of lot line with the primary residence at 4473 Morrish Road. The issue could be viewed in one of three ways:

1. Apply an Use Variance to enable construction of an accessory structure on residential land that does not contain a primary structure (zoning prohibits accessory structures on land without primary structures)
2. Apply an Interpretation to class the combined parcel as a 'corner lot' since it has frontage on two streets, despite another home occupying the corner, thereby enabling the construction of the structure as-of-right
3. Apply a dimensional variance to enable construction on the combined lot, despite not meeting the requirements that apply to conventional 'corner lots'

Based on conversations with the applicant and our best judgment, we agree that pursuing a dimensional variance makes the most sense. This is especially true since the long-term plan is to construct the garage in such a way that a future home can be placed on this lot and the lot can be split off again from Morrish Road. The maps in this case are extremely important and are attached.

Enclosed, you will find the variance application materials. **Please read and study all materials carefully!** Please see the ordinance excerpts and variance petitioner narrative for details.

8083 Civic Drive
Swartz Creek Michigan 48473
Phone: (810)-635-4464 Fax: (810)-635-2887
www.cityofswartzcreek.org <ftp://cityofswartzcreek.org>

The petitioner's proposal is reviewed as follows, under zoning ordinance section 15.06:

B. Area or dimensional variance: The board may grant an area or dimensional variance only upon a finding that practical difficulties exist. An area or dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from lot width, lot size, density, building and sign height, building and sign bulk, building and sign setback, and other standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:

1. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters that will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.

Petitioner Statement: See applicant letter.

Staff Findings: Strict compliance with the requirements would not consider the lot in question to be side or rear yard under the ordinance. Nor does the lot meet the definition of a corner lot, despite having frontage on two streets. If the property was a former lot, then a structure can be placed, provided there is a primary residence, if that structure is at least 30' from the right of way line. The owner does propose to do so meet this setback.

Under Section 13.00.F.3, *When a building accessory to a residential building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot to the rear of such corner lot. An accessory building shall in no case be located nearer than 30 feet to a street right-of-way line.*

2. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.

Petitioner Statement: See applicant letter.

Staff Findings: The sought variance is to enable section 13.00.F.3 to apply to this parcel, despite not occupying the corner lot. This is not an incremental variance that can be reduced by degrees.

3. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.

Petitioner Statement: See applicant letter.

Staff Findings: The property configuration of having frontage on two streets, without occupying the corner lot is extremely rare, if not unique.

4. The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor; this may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.

Petitioner Statement: See applicant letter.

Staff Findings: While the applicant played a role in the consolidation of these unique properties, the 3.5' of common area appears to be random. As such, the uniqueness of this current configuration appears to be a practical difficulty that would exist for any party that has common ownership of both lots. However, there is an indisputable argument that the Mason Street frontage would have reasonable value if it was not integrated with the Morrish Road frontage.

5. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.

Petitioner Statement: See applicant letter.

Staff Findings: It does appear that the applicant is looking to locate the accessory structure in such a way that it does not present itself as a stand-alone garage on otherwise vacant land. The structure will resemble other accessory structures in the area and will be located in the back and side of the lot, so as to integrate well with other homes and rear yard structures.

6. The granting of the variance will not materially impair the intent and purpose of this ordinance.

Petitioner Statement: See applicant letter

Staff Findings: The intent of the ordinance appears to be to maintain residential uses as primary and to keep the residential appearance of property. E.g. one cannot simply buy vacant land for storage buildings/workshops in neighborhoods, nor does a garage present itself as the most important visual feature on a parcel.

For this intent to be adhered to the ZBA must ensure siting of the garage does place the structure in the rear, near other primary structures. Furthermore, this lot should not be split from the primary residence unless another primary residence can and will be constructed on the Mason Street portion. This should be a condition of approval.

7. Other specific variance criteria as set forth elsewhere in this ordinance including but not limited to section 16.12, Flood hazard area zoning variances..

Petitioner Statement: See applicant letter

Staff Findings: No additional comments.

I am including the narrative that has been submitted by the petitioner, which is referenced above. My understanding is that the cut sheets for the building are generic, and more details will be coming prior to the meeting.

This certainly is a unique arrangement of properties that creates practical difficulties and unique circumstances. However, it is less obvious if these hardships were not self created to a degree or if the owner must be able to construct a garage to make reasonable use of the Mason Street frontage.

I do believe that the proposal will not be contrary to the intent of the ordinance or that it will have a negative impact on the neighborhood if the structure is built and sited as proposed. As of writing, we have not received any public comment.

If the ZBA is inclined to approve this variance, I believe the variance should have a condition that the property cannot be split unless the accessory structure is removed or a residence permit (with performance bond to assure construction) is on file with the city.

Summarily, this petition does present a unique property with practical difficulties. Consideration of the other factors that are more subjective may depend upon the

June 17, 2026
Zoning Board of Appeals
7579 Mason Street Variance Request

disposition of the neighbors and deliberation of the ZBA. As of writing, staff has no objections to approval with conditions.

If you have any questions or have comments, please contact the city office or send me an email. I shall see you at the meeting.

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is fluid and cursive, with the first name "Adam" and the last name "Zettel" clearly legible.

Adam H. Zettel, AICP
City Manager
City of Swartz Creek



Where Friendships Last Forever

APPLICATION FOR VARIANCE
City of Swartz Creek
(An Equal Opportunity Employer)
8083 Civic Drive
Swartz Creek, MI 48473
810-635-4464

Fee Received: _____ Date: 5/14/26 Receipt No: _____

NOTICE TO APPLICANT:

This application for Variance must be filed approximately twenty (20) days before a meeting may be scheduled.

The property sought to be used as a "Special Use" is located and described, as follows:
Assessment Roll Description No. 58-38-551-004,

To connect to my residence located on
4473 Morrish Rd. (58-36-551-002)

It has a frontage of: 67 feet and a depth of: 132 feet.

PRESENT ZONING:

TO THE ZONING BOARD OF APPEALS:

I, (We), the undersigned, do hereby respectfully make application for a Variance, for the following reason:

SEE ATTACHED

PROPERTY SOUGHT FOR VARIANCE IS OWNED BY:

Name: DAVID M. FORTINO

Address: 4473 Morrish Rd.

Phone Number: CELL # 810-569-5716

May 14, 2026

To the Honorable Members of the Zoning Board,

I'm respectfully requesting approval to combine the property located at 7579 Mason Street with my primary home at 4473 Morrish Road in order to construct an accessory building on the combined land.

Over the years, I have acquired and maintained the surrounding lots on the Brewer Subdivision plat, including lots one & two (already combined), three (my primary residence) and five & six (already combined). All properties are owned by me free and clear, with no liens or encumbrances. After purchasing the Mason Street property, including the existing garage, I cleared and improved the land to create a clean, functional, and well-maintained yard area that complements my home and the surrounding neighborhood.

A unique characteristic of my primary residence (lot three) is the narrow 3½-foot access along the north side of the property. The original owner acquired this access specifically so the home at 4473 Morrish Road could legally be constructed. Because of this unusual lot configuration, combining the Mason Street parcel (the combined lots five and six) with my residence (lot three) is the most practical and reasonable solution for the property's continued use and improvement.

Constructing an accessory building has become necessary, and combining these parcels is the only viable option that will allow me to proceed appropriately and responsibly. The accessory building will be placed in the rear corner of the property and will comply with all required setback and offset requirements. The improvement will be orderly, properly maintained, and consistent with the character of the area. In the future, if a primary residence were ever constructed on the Mason Street portion of the property, the parcel could be returned to its

original Mason Street address configuration while maintaining compliance with zoning requirements.

I am requesting this approval due to the immense responsibility of managing estates following the death of my wife, brother, and two sisters. The grief and change of family circumstances has caused many hardships for me and my family. My wife and I have lived in this home for approximately 40 years, and throughout that time we have taken pride in maintaining and improving our property. This request is made with respect for the neighborhood, the zoning process, and the long-term stewardship of the property.

Thank you for your time and consideration of this request. I respectfully ask for your approval.

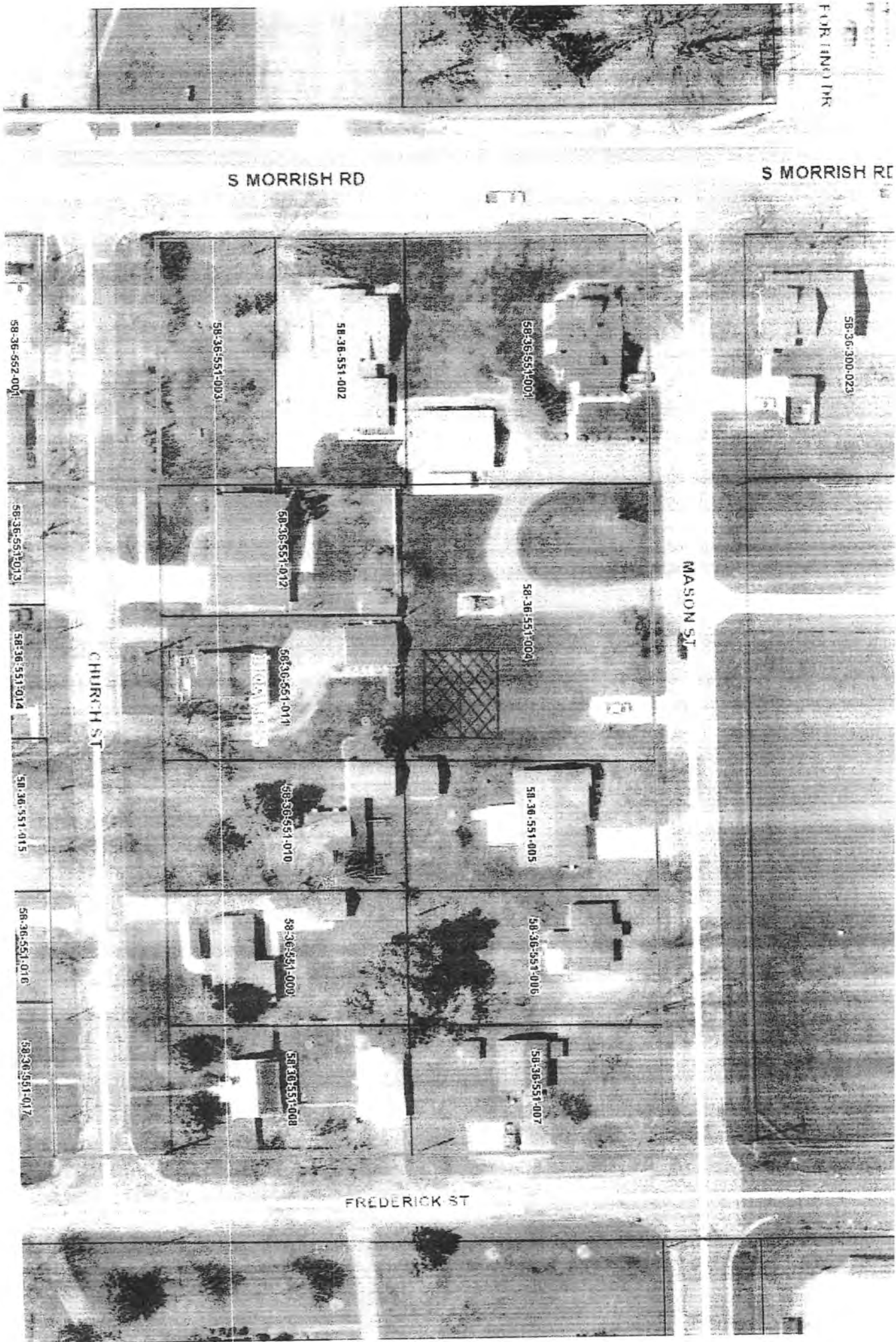
Sincerely,

David M Fortino

4473 Morrish Road

Swartz Creek, 48473





FOR INFO

S MORRISH RD

S MORRISH RD

58-36-551-001

58-36-551-003

58-36-551-002

58-36-551-001

58-36-300-023

58-36-551-013

58-36-551-012

58-36-551-004

MASON ST

CHURCH ST

58-36-551-011

58-36-551-014

58-36-551-005

58-36-551-010

58-36-551-015

58-36-551-006

58-36-551-009

58-36-551-016

58-36-551-007

58-36-551-008

58-36-551-017

FREDERICK ST

Date: 5/08/2026 - 1:38 PM
Design ID: 324154561871
Estimate ID: 31641
Estimated Price: \$25,389.02

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

10X10 White Raised Panel Plain Torsion Spring (R-Value 6.5)
10X10 White Raised Panel Torsion Spring



SIDEWALL D

For other design systems search "Design & Buy" on Menards.com

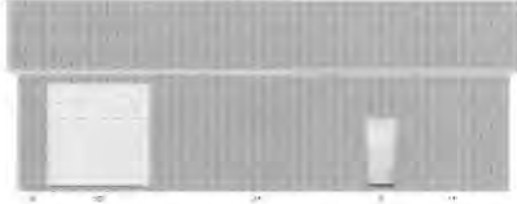
Page 2 of 10

Date: 5/08/2026 - 1:38 PM
Design ID: 324154561871
Estimate ID: 31641
Estimated Price: \$25,389.02

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MENARDS®

Design & Buy™ GARAGE



SIDEWALL C

Commander® 36W x 80H Primed Steel 6-Panel
10X10 White Raised Panel Plain Torsion Spring (R-Value 6.5)



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

Page 3 of 10

Date: 5/08/2026 - 1:38 PM
Design ID: 324154561871
Estimate ID: 31641
Estimated Price: \$25,389.02

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design & Buy™
GARAGE

*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.

Materials

Building Type

Building Location Zip Code: 48415
Building Type: Gable
Framing Type: Posts or Columns

Building Info

Building Width: 36'
Building Length: 48'
Building Height: 11'
Floor Type: Concrete (Concrete not included)
Floor Thickness: 6"
Wall Posts: Laminated Columns
Post Foundation: Post Embedded
Roof Pitch: 4/12 Pitch
Eave Overhang: 24"
Gable Overhang: 12"
Girt Size: 2x4 Girt
Footing Size: 14 x 4 (Pre-Cast)
Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Through Fastener Steel Panel (Pro-Rib) Siding
Through Fastener Steel Siding: Cut to Length Pro-Rib® Steel Panel, Color: White
Steel Corner Trim Color: White
Accent Material Type: None
Wainscot Material Type: Through Fastener Steel Panel (Pro-Rib)
Through Fastener Steel Wainscot: Cut to Length Pro-Rib® Steel Panel, Color: Emerald Green
Wainscot Height: 40"
Endwall A: Yes

For other design systems search "Design & Buy" on Menards.com

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Date: 5/08/2026 - 1:38 PM
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MENARDS
Design & Buy™
GARAGE

Endwall B:	Yes
Sidewall C:	Yes
Sidewall D:	Yes
Wall Sheathing:	None
Gable Vents:	None

Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Through Fastener Steel Panel
Through Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel, Color: White
SnowBar Trim:	None
Roof Underlayment:	#30 Felt Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia, Color: White
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel, Color: White
Gutter Material Type:	None

Openings

Service Door:	Commander® 36W x 80H Primed Steel 6-Panel
Overhead Door:	10X10 White Raised Panel Plain Torsion Spring (R-Value 6.5)
Additional Information:	MDP38 Torsion Spring
Overhead Door:	10X10 White Raised Panel Plain Torsion Spring (R-Value 6.5)
Additional Information:	MDP38 Torsion Spring
Overhead Door:	10X10 White Raised Panel Torsion Spring
Additional Information:	M5ST Torsion Spring
Overhead Door Trim Type:	Steel
Steel Trim Color:	White

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None

For other design systems search "Design & Buy" on Menards.com

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MENARDS
Design & Buy™
GARAGE

Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Truss Fastener:	MiTek® 6-1/2 x 1-1/2 Triple Zinc Hurricane/Seismic Anchor Double Plate

For other design systems search "Design & Buy" on Menards.com

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Date: 5/08/2026 - 1:38 PM
Design ID: 324154561871
Estimate ID: 31641
Estimated Price: \$25,389.02

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Helpful Hints for Garage Construction

- Posts are estimated at 8 feet on center maximum with a continuous header system to support the trusses.
- When the building length is not divisible by 8, a combination of posts 8, 6, or 4 feet on center spacing are estimated. For example, a 32-foot building will have posts evenly spaced at 8 feet on center. A 30-foot building will have 3 "bays" with posts at 8 feet and one "bay" with a 6-foot space between posts.
- Continuous headers are calculated based on the 8 feet on center span. Door opening headers are based on the door opening size.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height, truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

For other design systems search "Design & Buy" on Menards.com

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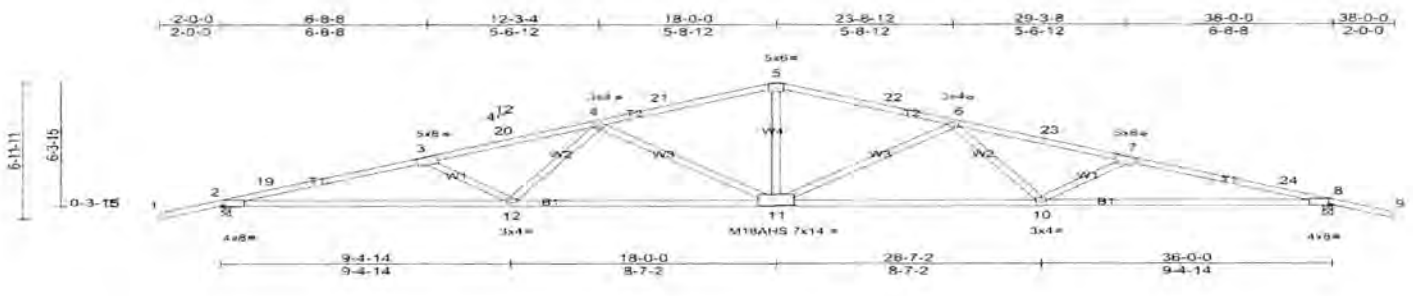
*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy™ GARAGE

Job QTREC0807279	Truss C11036A	Truss Type COMMON	Qty. 1	Ply. 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI
 Run: 8/10/22 3:10:58 Aug 11 2022 Print: 8/10/22 3:10:58 Aug 11 2022 MITek Industries, Inc. Pn: Sep 09 10:52:11
 ID: 94228629/V/Menard/QTREC0807279/MTek/CS/2024/4/2/33/ kCOPdnhsLAK0mINkzKfWw5U1WcQydnro



MORTGAGE REPORT FOR THE EXCLUSIVE USE OF

OLD KENT BANK

FLINT, MICHIGAN

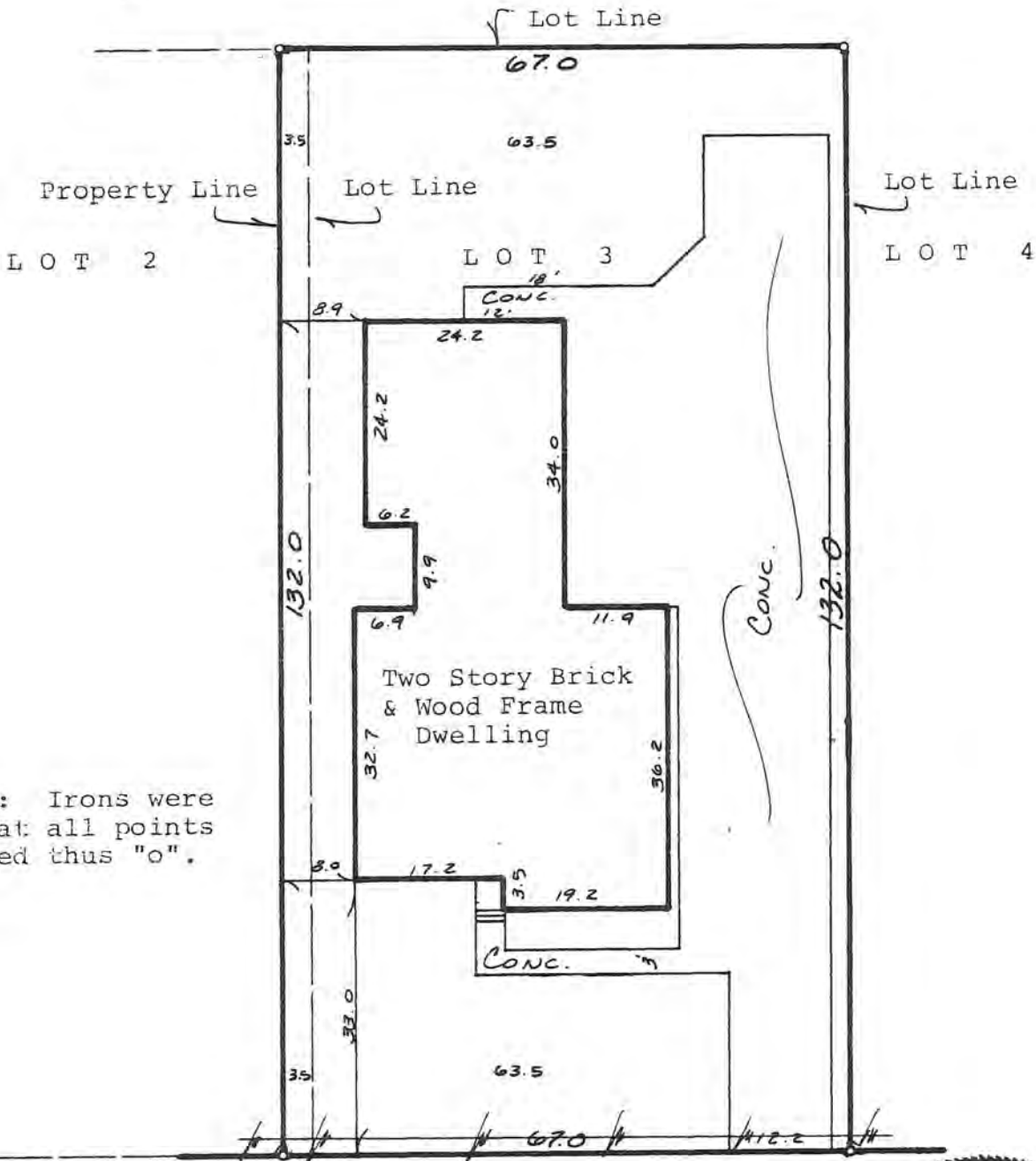
David M. & Mary A. Fortino

G-4473 Morrish Road

Swartz Creek, Mi.

Lot 3 and the South 3.5 feet of Lot 2 of BREWER'S SUBDIVISION, according to the plat recorded in Book 9 of Plats on page 25, City of Swartz Creek, Genesee County, Michigan.

N
O
R
T
H



NOTE: Irons were set at all points marked thus "o".

G-4473 MORRISH ROAD

DELTA LAND SURVEYING & ENGINEERING, INC.

DELTA AERIAL PHOTOGRAPHY

MAIN OFFICE:
120 W. First Street
Flint, Michigan 48502
(313) 239-1419



SOUTH OFFICE:
(Across from Fenton Hotel)
235 N. Leroy, Fenton, MI 48430
(313) 629-8154



Frederick J. Shaltz, Jr.

FREDERICK J. SHALTZ, JR.

NOTE: This report is for mortgage purposes only, and since no property corners were set, it should not be used for establishing property lines.

We hereby certify that the improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the lands described, other than as shown. We further certify that this MORTGAGE REPORT was prepared for IDENTIFICATION PURPOSES only in connection with a new mortgage and no responsibility is extended herein to the present or future land owner or occupant.

NO. 38190

DATE 3-20-85

REVISED

CITY OF SWARTZ CREEK

Receipt: 313817

05/14/26

8083 CIVIC DR
SWARTZ CREEK, MI 48473

Cashier: JKEY
Received Of: David Fortino

810-635-4464

4473 Morrish
Swartz Creek MI 48473

Variation review

The sum of: 300.00

OTHPM	zoning variance	300.00
Total		300.00


TENDERED: Check 2498 300.00

DAVID M. FORTINO
MARY A. FORTINO
4473 MORRISH RD.
SWARTZ CREEK, MI 48473

2498
74-545/724

5-14-26
Date

Pay to the order of CITY OF SWARTZ CREEK \$ 300.00

Three Hundred and $\frac{00}{100}$ Dollars 

FIFTH THIRD PREFERRED

For David M Fortino MP

⑆072405455⑆ 7510410033⑆ 02498

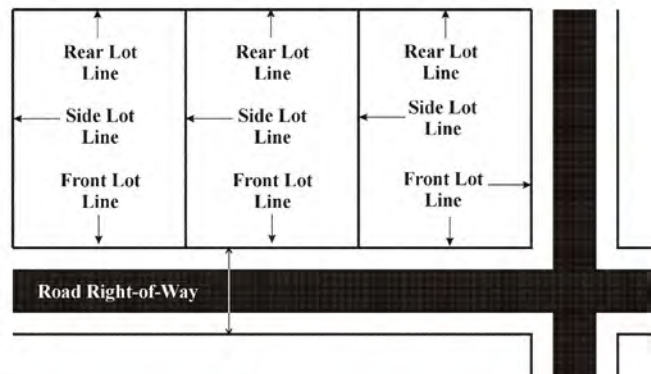
 Union Clerks

Signed: _____

Section 13.00. Accessory buildings or structures.

Accessory buildings, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

- A. *Attached buildings or structures:* Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this ordinance applicable to main buildings. To be considered attached, the accessory building must share a wall with the main building or be connected in such a way that the structures are integrally connected. An accessory building that is attached to the main building by an unenclosed structure, breezeway, trellis, fence or other uninhabitable space shall be considered detached for the purpose of the yard regulations of this ordinance.
- B. *Maximum area:* Accessory buildings may occupy not more than 30 percent of the rear yard.
- C. *Maximum number:* The number of detached accessory buildings is limited to a maximum of two for any lot in Zoning Districts R-2 & R-3. Lots in Zoning District R-1 may have a maximum of three such structures.
- D. *Building or structure appearance:* Building appearance for all new accessory structures shall be aesthetically compatible in design and appearance with residences or similarly situated accessory structures in the surrounding area. The roof shall have a minimum 4:12 pitch and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof shall have wood shake, asphalt, or other acceptable shingles. A roof overhang of not less than six inches on all sides shall be provided.
- E. *Accessory buildings or structures in Nonresidential Districts:* Accessory buildings in Nonresidential Districts shall comply with the maximum building height of the district in which it is located.
- F. *Additional standards applicable to accessory buildings and structures in Residential Districts:*



An accessory building must be at least 30 feet from each front lot line on corner lots

1. A detached building or structure accessory to a residential building shall be located no closer than ten feet to any main building nor shall it be located closer than four feet to any side or rear lot line. In those instances where the rear lot line is co-terminus with an alley right-of-way, the accessory building shall be no closer than one foot to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement right-of-way.

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2. A building accessory to a residential building shall not exceed one story or 14 feet in height.
 3. When a building accessory to a residential building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot to the rear of such corner lot. An accessory building shall in no case be located nearer than 30 feet to a street right-of-way line.

(Ord. No. 401, § 3, 5-11-09, eff. 6-15-09; Ord. No. 434, § 10, 10-8-18; Ord. No. 440, §§ 1, 10, 6-10-19)

Section 15.06. Variances.

The board shall prescribe appropriate conditions and safeguards to carry out the requirements of this subsection and shall not grant any variance unless it shall have made a finding of fact based upon the evidence as presented to it in each specific case as specified below:

- A. *Area or dimensional variance:* The board may grant an area or dimensional variance only upon a finding that practical difficulties exist. An area or dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from lot width, lot size, density, building and sign height, building and sign bulk, building and sign setback, and other standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all of the following:
1. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters that will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.
 2. A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.
 3. The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.
 4. The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor; this may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.
 5. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.
 6. The granting of the variance will not materially impair the intent and purpose of this ordinance.
 7. Other specific variance criteria as set forth elsewhere in this ordinance including but not limited to section 16.12, Flood hazard area zoning variances.
- B. *Use variance:* The zoning board of appeals may grant a use variance only upon a finding that an unnecessary hardship exists that prevents use of the property as currently zoned. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of all of the following:
1. The applicant has demonstrated that the site cannot reasonably be used for any of the uses allowed within the current zoning district designation. The zoning board of appeals may require submission of documentation from real estate or market experts, or a certified appraiser, to substantiate this finding.
 2. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return. In those situations where the difficulty is shared by others, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.

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3. The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's immediate predecessor.
 4. The capacity and operations of public roads, utilities, other facilities and services will not be significantly compromised.
 5. The use variance will not alter the essential character of the neighborhood nor be of detriment to adjacent properties.

(Ord. No. 440, §§ 1, 10, 6-10-19)

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(Supp. No. 13)