

MINUTES
REGULAR MEETING OF THE CITY OF OWOSSO ZONING BOARD OF APPEALS
February 17, 2026 AT 9:30 A.M.

CALL TO ORDER: Chairman Grubb called the meeting to order at 9:30 a.m.

ROLL CALL: Was taken by Tanya Buckelew

MEMBERS PRESENT: Chairman Grubb, Vice-Chair Horvath, Board Members Suchanek and Teich

MEMBERS ABSENT: Secretary Taylor

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director

AGENDA:

MOTION BY VICE-CHAIR HORVATH AND SUPPORTED BY BOARD MEMBER TEICH TO APPROVE THE AGENDA FOR THE FEBRUARY 17, 2026 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

MINUTES:

MOTION BY BOARD MEMBER TEICH AND SUPPORTED BY VICE-CHAIR HORVATH TO APPROVE THE MINUTES OF THE DECEMBER 16, 2025 REGULAR MEETING.

YEAS: ALL. MOTION CARRIED.

PUBLIC HEARINGS:

1. 1620 GREGORY STREET – ANDREW AND BRIANNA MARRAH – DIMENSIONAL VARIANCE REQUEST FOR A DETACHED GARAGE TO BE LOCATED IN THE FRONT YARD AREA

Brianna Marrah, property owner, explained the lot area and how it has the county drain running along the north and west of the property. All buildings must be located at least 75' away from the drain. Therefore, the request is to build the detached pole barn in the front yard of the property but not in front of the house.

The public hearing opened at 9:32 a.m., no public to speak and the public hearing was closed.

MOTION BY BOARD MEMBER TEICH, SUPPORTED BY VICE-CHAIR HORVATH TO APPROVE THE DIMENSIONAL VARIANCE FOR 1620 GREGORY STREET TO BUILD A DETACHED GARAGE IN THE FRONT YARD, BASED ON THE FOLLOWING CONDITIONS:

- a) The Strict application of the Ordinance would be unnecessarily burdensome due to the 75-foot county drain easement and site topography, which significantly limit the buildable area of the property. Granting the variance provides substantial justice to the applicant while recognizing the physical constraints unique to the site.
- b) The requested variance represents the minimum relief necessary to accommodate a reasonable accessory structure outside of the easement and constrained areas. A lesser variance would not provide practical relief given the limited buildable envelope available on the property.

- c) The need for the variance is attributable to unique circumstances peculiar to this property, including the long-standing drainage ditch, easement restrictions, and slope conditions, which are not generally applicable to other properties within the zoning district.
- d) The practical difficulty is not self-created. The drainage ditch and associated easement have existed for decades and predate the applicant's ownership. The hardship would exist regardless of the current owner's actions.
- e) The variance will not alter the essential character of the area. The accessory structure will be set substantially back from the front property line, remain subordinate to the principal dwelling, and maintain the established residential character of the neighborhood.
- f) Granting the variance will not materially impair the intent and purpose of this chapter of the Ordinance. The request is limited in scope, driven by site-specific constraints, and consistent with the broader objectives of orderly development and reasonable residential use.

YEAS: VICE-CHAIR HORVATH, BOARD MEMBER SUCHANEK, BOARD MEMBER TEICH AND CHAIRMAN GRUBB

NAYS: NONE

RCV: MOTION CARRIED.

OTHER BOARD BUSINESS: NONE

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

ADJOURNMENT:

MOTION BY SECRETARY TAYLOR AND SUPPORTED BY BOARD MEMBER SUCHANEK TO ADJOURN THE MEETING AT 9:40 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY, MARCH 17, 2026, IF ANY REQUESTS ARE RECEIVED.

YEAS: All. Motion carried.

Thomas Taylor, Secretary