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**CARI J. NEUBECK**  
CLERK

**PAUL A. BROWN**  
TREASURER

OAKLAND COUNTY, MI



ESTABLISHED 1837

# INDEPENDENCE TOWNSHIP

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## TRUSTEES

DAVID HAYWARD  
SAM MORACO  
THERESA A. NALLAMOTHU  
JIM TEDDER

## ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

Join meeting

**DATE AND TIME:** Wednesday, May 7, 2025 at 6:00 p.m.  
**LOCATION:** Independence Township Hall  
6483 Waldon Center Drive, Clarkston, MI 48346

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES
- C. ROLL CALL:
- D. REVIEW OF AGENDA: *Agenda additions or deletions require a majority vote of Board Members present.*
- E. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:
- F. UNFINISHED BUSINESS:
- G. NEW BUSINESS:
  - 1. Case #25-006, Red Barn Property LLC #18 LLC, Petitioner, **Requesting:** A Use Variance for the property based on Section 14.04(F) and Section 14.05(B) to allow use of the property as a gasoline station with an included convenience store and food service operation, the described use is not allowed by right in the C-4 General Business Zoning District, Parcel #08-19-351-004, C-4 General Business.
  - 2. Case #25-007, Stefanie Henkel-Huerta, Petitioner, **Requesting:** Two (2) total variances, 1) A variance from Section 5.06(A)(4) in order to construct an accessory structure in front of the home, 2) A 40 foot front yard setback variance from Section 5.06(A)(4), Table 5.06-2 in order to permit an existing shed constructed on the property, 9893 Marmora, Parcel #08-02-406-014, R-1A Single Family Residential.
- H. APPROVAL OF MINUTES:
  - 1. Regular Meeting Minutes of April 2, 2025
- I. DISCUSSION:
- J. ADJOURNMENT:

*Cari Neubeck*

Cari J. Neubeck, Clerk

**NOTICE:** Persons with disabilities needing accommodations for effective participation in this meeting should contact the Planning & Zoning Department at (248) 625-8111 (Option 2), at least two working days in advance of the meeting. An attempt shall be made to provide reasonable accommodations.