

**CITY OF KEEGO HARBOR
ZONING BOARD of APPEALS MEETING MINUTES
Thursday, November 20, 2025**

CALL TO ORDER

Mayor Ross called the meeting to order at 6:00 PM.

OATH OF OFFICE

City Manager Neeb swore in Council Member Elsen.

ROLL CALL

Present: Mayor Ross, Mayor Pro Tem Kalman, Council Member Fletcher, Council Member Dahl, and Council Member Elsen

Staff Present: City Manager/City Clerk Tammy Neeb, Deputy Clerk Stacy Goodall, City Attorney Tony Chubb, and City Planner Emily Huhuman

APPROVAL OF AGENDA

Motion by Mayor Pro Tem Kalman; supported by Council Member Dahl to approve the agenda for the ZBA meeting on November 20, 2025.

Unanimous Vote Ayes: 5 Nays: 0 Motion Carries

APPROVAL OF MINUTES

Motion by Mayor Pro Tem Kalman; supported by Council Member Fletcher to approve the meeting minutes from August 21, 2025.

Unanimous Vote: Ayes: 5 Nays: 0 Motion Carries

PUBLIC COMMENTS

None

OLD BUSINESS

2038 Cass Lake Road- Fence Variance

The applicant, who is not present, is requesting to waive the screening wall requirement and place 80 feet of wood fencing in place of a masonry wall between commercial and residential properties. The masonry wall that previously existed had fallen into disrepair and was removed. The applicant placed a temporary silt fencing between the portions of the wall that still exists. Code enforcement will

ensure that there will be active enforcement and the court will determine a reasonable timeline, most likely in the spring.

Motion by Council Member Fletcher; supported by Mayor Pro Tem Kalman to deny this application for the zoning variance.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

2711 Orchard Lake Road- Fence Variance

Applicants Courtney Lyons, who was present, would like a variance to erect a wood fence as opposed to the required block masonry wall between the residential and commercial properties. The ZBA members discussed the concern of using wood. The applicant can revise the variance application.

Motion by Mayor Pro Tem Kalman; supported by Council Member Elsen to table this variance request until the January meeting.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

ADJOURNMENT

Mayor Ross adjourned the meeting at 6:47 p.m.


Joel Ross (Feb 5, 2026 14:55:33 EST)

Joel Ross
City of Keego Harbor, its Mayor



Stacy Goodall
City of Keego Harbor, its
Deputy Clerk

November 20, 2025 ZBA Meeting Minutes


Final Audit Report


2026-02-05


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"November 20, 2025 ZBA Meeting Minutes" History

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