

Alma Zoning Board of Appeals
July 25, 2022

A special meeting of the Alma Zoning Board of Appeals was called to order at 5:00 p.m. by Chairperson David Justin in the Alma Municipal Building. A quorum of the Board was present.

Present: Josh Cromer, Tadd Godfrey, Bill Gorton, Nina Guerrero, and David Justin.
Absent: Russ Wight.

Also present: Aeric Ripley, Adam Geer, and Arnold Dunchalk.

Motion by Cromer, seconded by Godfrey, to approve the minutes of June 27, 2022, as presented. Motion carried.

Yes: Cromer, Godfrey, Gorton, Guerrero, and Justin.
No: none.
Absent: Wight.

Variance Request for Parcel #29-51-021-290-00

Chairperson Justin noted a public hearing has been called to consider a request for a variance from the front yard setback and the lot coverage requirement for the vacant parcel located just south of 340 Elmwood, Alma, MI parcel #51-021-290-00-00. The applicant, Mitten Mini Storage is proposing to construct a 30' x 100' mini storage building with a proposed front yard setback of eight feet (8') from Elmwood Street, which will match the existing mini storage buildings. The applicate also requests a lot coverage of 42%. The property is zoned B2, General Business. B2 Districts allow storage buildings as special use.

The public hearing was officially opened at 5:03 p.m.

City Manager/Zoning Administrator Aeric Ripley provided the following background information: the proposed self-storage unit will match existing units, lot coverage in this area is limited to 40%, it is adjacent to a B2 parcel, re-zoning for this parcel has been approved by City Commission from R1 to B2, Planning Commission has approved a site plan, the three existing units have the same footprint but the new building will result in a 42% lot coverage, and a variance is requested for lot coverage, the parcel was previously owned by MRP and they agreed to the sale with the proposal for a storage facility, as residential use is not acceptable.

Ripley said this is the last piece of the puzzle and told Board members Adam Geer would be able to answer any additional question.

Chairperson Justin called for public comments. Arnold Dunchalk introduced himself as a neighbor in the area and commented that he was in favor of the request.

Board member Godfrey asked if any other questions had been received. Ripley said he had received a few phone calls asking why they had received notice of the hearing. He said he explained to the callers the requirements for notice to nearby property owners, and the callers had no further comment.

Godfrey asked if there were plans to add gutters and tie them to the storm sewer system. Geer responded they planned to add them on the north side, but sometimes have ice build-up with gutters. Geer said they could be added if required. Additional brief discussion followed about standing water.

Justin asked if there would be a privacy fence on the south side. Godfrey suggested Geer reach out to the neighbors for comments, and said he is also concerned about lighting. Geer noted there would be no lighting on the south side as they didn't want to disrupt neighbors. Cromer asked if trees would be removed on the south side, and Geer said it would be necessary to meet driveway requirements.