

**Alma Zoning Board of Appeals  
September 28, 2021**

Chairperson Justin called the meeting of the Alma Zoning Board of Appeals to order at 5:00 PM at the City of Alma Municipal Building.

Present: Godfrey, Guerrero, Justin and Wight

Absent: None

Others Present: Aeris Ripley, City of Alma Zoning Administrator

Chris Mullet, Alma MHP

Ken Marty

Brian T. Wnyel

Arnold D. Dunchock

John Squartino, Via Speaker Phone

A motion was made by Godfrey and seconded by Guerrero to accept the resignations of Don Ayers and John Hall from the Zoning Board of Appeals and thank them for their service.

Yes: Godfrey, Guerrero, Justin and Wight

No: None

A motion was made by Wight, and seconded by Godfrey, to approve the minutes of the August 31, 2021 meeting.

Yes: Godfrey, Guerrero, Justin and Wight

No: None

**Public Hearing - for 116-120 E Superior Street** – a request for a variance for three (3) of the twelve (12) residential units to be developed on the second floor at property commonly known as 116-120 E Superior Street located in the Central Business District. The applicant, 120 E. Superior Street, has requested a special use permit by the Planning Commission for the twelve (12) residential units, pending a variance granted for the three residential units falling below the 700 sq. ft. minimum requirement in the ordinance. The variance request is for a three (3) one-bedroom units on the second floor with following square footages: 624 sq. ft., 570 sq. ft. and 633 sq. ft. The property is zoned B-1, Central Business District. The B-1 district does allow residential uses provided they are on the second or higher floor of a permitted use through the issuance of a Special Use Permit.

Chairperson Justin opened the public hearing.

A project overview was given by Ripley. The planning commission has approved the special use permits for the 9 of the units over 700 sq. ft. minimum. Units 202, 205 and 212 were approved contingent on the Zoning Board of Appeals approving a variance to the units falling below the 700 sq. ft. The three units that fell below the square footage are to the interior of the building. The supporting walls and the required hallway widths restricted the size. The proposed number of units ensures the project's economically sustainability.

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The project is a complete rehabilitation, the building will be brought up to the current building, mechanical, electrical, plumbing, energy, and fire codes. It is a major investment in the downtown of 3.5 million dollars. The largest challenge for the property is its structure is built lot line to lot line with no on site parking. The ordinance does allow for downtown properties to utilize the municipal parking lots within 500', the project is within 500' of 5 municipal lots. The tenants for the structure will have to be willing to walk.

Godfrey commented previous variances were provided for upper story units above 101 E Superior Street (Opera Block) Opera Block and above 111 W Superior (Treasures Building).

Wight asked about the parking, the municipal units within 500' of the project are Lots# 1, 3, 5, 6 and 7.

There were no communications received regarding the proposal.

A motion was made by Godfrey and supported by Guerrero to close the public hearing and approve the variance request for the units falling below the 700 sq. ft. requirement: units 202 at 624 sq. ft., 205 at 633 sq. ft. and 212 570 sq. ft., based on previous variances provided for upper story apartments downtown and satisfying the six variance criteria stated in the application.

Yes: Godfrey, Guerrero, Justin and Wight

No: None

**Public Hearing -Variance Request 315 Linwood Street** - to consider a request for a variance for five (5) mobile home lots at property commonly known as 315 Linwood Street, Parcel Number 29-51-021-262-00. The applicant, Alma MHP LLC, is requesting a variance for lot numbers 8, 14, 28, 32 and 35 which fall below the 5,500 sq. ft. lot size requirement. The lot sizes within the park are currently 2,250 sq. ft. The variance is for five new 14' x 56' (784 sq. ft) (2) two-bedroom mobile homes. The property is zoned MHP, Mobile Home Park. MHP districts are the only districts that allow mobile home parks.

Chairperson Justin opened the public hearing.

A project overview was given by Ripley. There are two mobile/manufactured parks within the City of Alma. One is located on Linwood the other on S. Grover. The Linwood Park does not meet the current 5,500 sq. ft. required lot size. This MHP is the oldest, installed before the current lot size requirement. The lot sizes are 2,250 sq. ft. There is still the fire safety requirement; the home shall be at least 5' from the lot line. Homes need to be at least 10' apart. Developer proposes to install five (5) new 14' x 56' (784 sq. ft.) single wide homes on current vacant lot numbers: 8, 14, 28, 32, 35.

The new owners have provided plans for updated landscaping, and improvements to the utilities within the park.

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The variance request would only apply to the lots requested. If new homes are requested in the future, those too must come before the ZBA Board. At that time the ZBA can review how the proposed improvements are coming within the park and if the new owner is following through.

Arnold Dunchock received his property notice; he owns property just north of the MHP on E Superior. Mr. Dunchock spoke in favor of the proposed improvements and the continuing of improvements to the landscaping and improving aesthetics to the MHP.

John Squartino, spoke about the needs the MHP has and the improvements currently underway and the proposed project of 5 new homes into the community. The small lot sizes make it very difficult to find homes with the smaller footprint to fit within the lots. The only other option is to have the homes built for the lot. Moving forward the MHP management wants to work with the community to keep the improvements coming.

Ken Marty a resident of the MHP spoke in favor of the proposal.

Godfrey asked about the goal for replacement. Will the park own all homes as they become vacant, or will lots be rented? Either way, as homes are replaced, the home will need to come before the ZBA and request a variance for the smaller lot size.

Squartino stated it would be a combination of owning and renting lots. The goal for the Alma MHP is to be a positive neighborhood for the Alma community. According to their research the MHP should not have an issue with vacancy.

If the variances are approved, building permits are required to be pulled for the pads and the setting of the homes.

A motion was made by Godfrey and supported by Wight to close the public hearing and approve the variance request from the required 5,500 sq. ft. mobile home lot size to a mobile home lot size of 2,250 sq. ft. for lots 8, 14, 28, 32 and 35. Based on the limited number of MHP Zoning Districts, this is the current lot size and the request satisfying the six variance criteria stated in the application.

Yes: Godfrey, Guerrero, Justin and Wight

No: None

**Other Business**

None.

A motion was made by Guerrero and supported by Wight to adjourn the meeting at 5:50 PM.

Yes: Godfrey, Guerrero, Justin and Wight

No: None

Respectfully Submitted,

A handwritten signature in cursive script that reads "Aeric Ripley".

Aeric Ripley, Recording Secretary