

Minutes

Village of Alanson
7631 US 31 North, Alanson, MI 49706
Zoning Board Meeting of April 3rd, 2023.

Call to Order: Board Member Craig Wilson called the meeting to order at 6:04pm.

Roll Call: Mark Fairbairn, Craig Wilson, Deanna Yockey

Absent Members: Chair Monique Kilmer

Approval Of Agenda: *Motion* by Craig Wilson to accept the agenda with the addition of New Business- Charles Rehman and the addition of public comment. Seconded by Mark Fairbairn. All votes in favor. Motion Carried 3/0.

Approval of Minutes: N/A

Public Comment: N/A

New Business:

1. Barbara Boz- 6150 East Avenue:

Barbara Boz, the owner of 6150 East Avenue is asking the board if she is able to install mini splits on the southern side of the home due to the close proximity to the property line. She is also asking the board if she would be able to move the parking area, which is currently off East Avenue, to the west side of the property off Lake St. The parking would be located within the setback. Discussion ensued.


Motion by Deanna Yockey to allow the mini splits on the south side of the house. Seconded by Mark Fairbairn. All votes in favor. Motion carried. 3/0.

Motion by Deanna Yockey to approve the parking along Lake St pending Street Commissioner Jason Losey's approval. Seconded by Craig Wilson. All votes in favor. Motion Carried 3/0.

2. Charles Rehman- Overlay District: Charles Rehman reported that he has been in contact with Tammy Doernenburg, the Director of the Emmet County Planning & Zoning office. Rehman inquired if Alanson would consider adopting Emmet County's zoning ordinances. Rehman suggested to the board to look at an option of doing an Overlay district in the village. This would allow for mixed uses and add diversity in various zoning classifications. Discussion ensued.

Rehman requested a letter from the Zoning Administrator stating the setbacks on his property so he can proceed with his new boathouse project. Rehman mentioned his current boathouse suffered wind damage and he is currently working with EGLE and the Army Corp of Engineers on how to proceed. Rehman asked the board to consider looking into the possibility of adopting an overlay district or to put a committee together to review the option.

Mark Fairbairn responded that more information would be needed. Craig Wilson commented that he thought the idea sounded interesting and would like to learn more.


7-31-2023



Craig Wilson <clerk@villageofalanson.com>

Zoning Meeting

Greg Babcock <gbabcock@villageofalanson.com>

Sun, Apr 2, 2023 at 6:04 PM

To: Monique Kilmer <irongatekennel@gmail.com>, Monique Kilmer <mkilmer@villageofalanson.com>, Mark Fairbairn <illusions@racc2000.com>, Craig Wilson <clerk@villageofalanson.com>, Deanna Yockey <ponshe5@yahoo.com>

Good evening, I just wanted to remind everyone that we have a zoning meeting tomorrow at 6PM. As of right now we only have one person on the agenda. Her name is Barbara Boz and this is what she will be asking for.


My variance request for the old carriage house at 6150 East Ave, Alanson is two-fold:

1) Permission to install two mini-split condensers to the back (south) side of the building. After seeking many proposals from forced air to boiler to mini-splits, the latter is best suited for hvac in this building. From my recent survey, 3.5' is the limited space behind my building; however, given the 15' access strip at the back, I'm hopeful you'll allow me to hang the condensers off the back of building.

2) I plan to relocate parking to the Lake St side. I'm seeking a variance to use of the road setback to support part of the parking space requirement. Also, on the East Ave side, I'm seeking permission to use the East Ave setback for an in/out front drop-off zone. I'd also like to plant grass & some shrubs in the setback area.

I've provided a site plan for your kind review prior to the Zoning Meeting this Monday April 3rd.

Greg

 1915 SP-1 revised .pdf
1117K