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Kimberly J. Keesler

Village of Almont
Zoning Board of
Appeals
817 North Main Street
Almont, Michigan 48003

Members:
Martin Wells, P.C. Rep.
Dave Love, Council Rep.
Mike Flaherty, Member
Debbie Schumacher,
Alternate

REGULAR MEETING OF THE VILLAGE OF ALMONT
ZONING BOARD OF APPEALS
MAY 9, 2013

The Regular Meeting of the Village of Almont Zoning Board of Appeals will be called to order on Thursday, May 9, 2013 at 7:00 p.m. in the Almont Municipal Building located at 817 N. Main, Almont, MI 48003.

CALL TO ORDER:

Chairperson Wells called the Regular Meeting to order at 7:00 p.m.

ROLL CALL:

Members Present:

Planning Commission Representative Martin Wells

Council Representative Dave Love

Member Mike Flaherty

Staff Present:

Village Manager Oliver Turner

Clerk/Treasurer Kimberly Keesler

Guests Present:

Tina Pangburn, Property Manager, Toth Properties, LLC

APPROVAL OF AGENDA:

Member Flaherty moved, Member Love seconded, **PASSED UNANIMOUSLY**, to approve the agenda.

APPROVAL OF MINUTES:

Member Flaherty moved, Member Love seconded, **PASSED UNANIMOUSLY**, to approve the Special Meeting Minutes, April 4, 2013

PUBLIC HEARING:

1. Toth Properties, LLC – Non-Use Variance Request
Chairperson Wells opened the Public Hearing at 7:00 p.m.

Discussion was held regarding the variance request made by Toth Properties, LLC to allow use of the building while providing four parking spaces.

Chairperson Wells closed the Public Hearing at 7:13 p.m.

NEW BUSINESS:

1. Toth Properties, LLC – Variance Request

The Board held discussion regarding the space on the property available for parking spaces; the limitations of providing more space for available parking; whether there would be sufficient parking for building occupants and whether the proposed parking would or would not endanger the public health, safety, and welfare; the overall shape and layout of the subject parcel; a possible agreement between the Almont DDA and Howard's that could provide additional parking spaces; the need to ensure that vehicles are not parked in the easement and do not threaten public health, safety, and welfare; and the need to receive a signed copy of a cross access easement agreement between Bucilli's and Toth Properties, LLC to ensure building occupants can access the four parking spaces proposed.

Member Love moved, Member Wells seconded, **PASSED**, with Flaherty opposing, to approve the variance request contingent upon:

- The Village receiving a signed copy of a cross access easement between Bucilli's and Toth Properties, LLC. [to ensure occupants can access the building from the property to the north of the subject parcel];
- Vehicles not blocking the emergency vehicle access easement and a line being painted on the ground marking the required easement clearance [to protect public health, safety, and welfare];
- The assigning of designated parking with dedicated signage for building occupants [to protect public health, safety, and welfare];
- And the property owner commercially snow plowing the property to ensure cars do not park in the emergency vehicle access lane [to protect public health, safety, and welfare].

OLD BUSINESS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

Member Flaherty moved, Member Love seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting.

The meeting adjourned at 7:31 p.m.

Kimberly J. Keesler
Recording Secretary

Marty Wells
Planning Commission Representative