

**Municipal Offices:**  
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**Village Manager:**  
Sarah Moyer-Cale

**Village Clerk/Treasurer**  
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.

## **ALMONT VILLAGE ZONING BOARD OF APPEALS SPECIAL MEETING SEPTEMBER 3, 2015**

### **CALL TO ORDER**

Chairperson Wells called the meeting to order at 7:03 p.m.

### **ROLL CALL**

Members Present: Wells; Love

Members Absent: None

Also Present: Village Manager Sarah Moyer-Cale  
Clerk/Treasurer Kimberly Keesler  
DDA Director Nancy Boxey  
Mr. Steven Miller, Bristol Street Resident  
Ms. Kimberly Woods, Bristol Street Resident

### **APPROVAL OF MINUTES**

Wells moved, Love seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes of April 9, 2015.

### **PUBLIC HEARING**

Chairperson Wells opened the public hearing at 7:04 p.m.

#### **1. Non-Use Variance Request – Almont DDA**

DDA Director Nancy Boxey explained our engineers have recommended locating the new dumpster enclosure near 126 E. St. Clair. Planning Commission had approved the proposed site plan contingent upon the Zoning Board of Appeals approval of the variance, to allow the construction of a dumpster enclosure in the parking lot adjacent to a residential zoned parcel.

Mr. Steven Miller of 123 S. Bristol expressed his concern that the trash will not be kept under control. Currently, any loose trash blows into his front yard. Ms. Kimberly Woods of 214 S. Bristol agreed with Mr. Miller and stated the trash dumpsters should be emptied every day. Chair member Wells explained though their concerns are valid, the question to the ZBA is whether or not to approve the location of the dumpster, not the administration of the trash removal.

Director Boxey stated some of the business owners' concern was whether or not the garbage truck could maneuver around parked cars in the proposed dumpster location. Though the engineers have assured her this is the best place for the dumpster, they would test the location out by moving one of the current dumpsters to that location. Mr. Miller requested that he would like something in writing the open dumpster would be there only temporarily.



*"We're growing in the right direction."*

2. Non-Use Variance Request – 102 S. Main St.

Village Manager Sarah Moyer-Cale presented the Board with a survey of 102 S. Main St. and the proposed split of the property. She explained the property owner has decided to donate a portion of the parcel to the Village. However, if that split is approved, the building would cover more than 90% of the lot, which is not allowed by Section 14.02.5 of the Zoning Ordinance.

Chairperson Wells closed the public hearing at 7:33 p.m.

**NEW BUSINESS**

1. Non-Use Variance Request – Almont DDA

Love moved, Wells seconded, **PASSED UNANIMOUSLY**, to approve a non-use variance from Section 5.04 of the Almont Village Zoning Ordinance to allow a dumpster closer than 40 feet to a residential zoned district based upon the fact the variance would do substantial justice to the petitioner as well as to the other property owners in the district, contingent upon the temporary dumpster not being exposed for more than seven days.

2. Non-Use Variance Request – 102 S. Main St.

Wells moved, Love seconded, **PASSED UNANIMOUSLY**, to approve a non-use variance from Section 14.02.5 to allow maximum lot coverage greater than 90% at the property located at 102 S. Main Street based upon the fact an unnecessary hardship has been demonstrated.

**OLD BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

Meeting adjourned at 7:38 p.m.

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Kimberly J. Keesler  
Recording Secretary

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Marty Wells  
Planning Commission Representative

Approved: October 8, 2015