



ZONING BOARD OF APPEALS

October 2, 2018

A regular meeting of the City of Petoskey Zoning Board of Appeals was conducted in the City Hall Community Room on Tuesday October 2, 2018. Roll was called at 7:00 P.M.

Present: Michael Karr, Chair
Mary Clinton
Ben Crockett
Jim Knibbs
Scott Morrison
Lori Pall

Absent: Chris Hinrichs

Staff: Amy Tweeten, City Planner

Others: Norm Byers, 975 Blackbird Road
Wendy Fought, 1124 Northmen Drive
Dan Hasty, 1124 Northmen Drive
Sandy Lee, 1124 Northmen Drive
Izzy Lyman, 1117 Jennings Avenue

Upon motion and support, the minutes of the September 4, 2018 meeting were approved 5-0, with Board member Clinton abstaining.

Case #829 For Temporary Use at 1124 Northmen Drive

Board member Crockett disclosed that he was previously a member of Genesis Church but that he is no longer and does not feel this would impact his ability to hear the case.

Staff provided an overview of the request by Genesis Church for temporary use approval to hold the Spring Hill Day Camp on August 5-9, 2019 from 9:00 A.M. to 4:00 P.M. The camp would be for approximately 150 children, with a rock wall, two inflatable water slides, games, picnics and possible tents. The application indicates the equipment to be on the west side of the building, adjacent to residential properties, with possibly tents on the east side of the building.

Board member Morrison asked about resident notification of the meeting, which staff responded had occurred.

Wendy Fought, Genesis Church, commented that Spring Hill Camp, the same camp that held this year, has trained professionals and is a safe, fun and affordable camp. Facilities at the camp include a rock wall and waterslide and these features cannot be utilized inside therefore they are requesting the use of the parking lot. The children spend part of the day inside and some outside.

Dan Hasty, Youth Pastor at Genesis Church, was also present to answer any specific questions.

Board member Clinton asked for clarification on the location indicated on the submitted site plan. Staff responded that the request was for the camp to be held in the west parking lot, but her recommendation was that it be held in the east parking lot to limit the impact on adjacent residential properties.

When asked if the camp could be moved to the east lot, Ms. Fought commented that the drive access off of Northmen Drive, which is the main entry for parents, is the reason why the outdoor activities were set up in the west lot, and Mr. Hasty added that there is more slope in the east lot although it is slightly larger. He did feel there was a safety issue with vehicles entering from Northmen and that moving the cars to the Klondike entrance would have more of an impact on adjacent residential properties.

Upon Board member questions, it was noted that the children are not all together, but divided into groups for the different activities and lunch outside, and that they anticipate a similar number of campers next year, but the upper limit of the camp would be 200 participants.

Board chairman Karr commented that he had visited the site and agreed with staff comments that holding the camp on the east side would limit resident impacts, and that given the time of year there would not be traffic conflicts with traffic going to Ottawa School. Board member Clinton agreed that the east side was preferable and that the traffic issues could be worked out.

Board member Clinton agreed with moving for a 5-day camp to the east lot and that traffic issues could be worked out.

Board member Knibbs asked if the applicant objected to moving the camp to the east lot. Mr. Hasty responded that the camp director walked the lots and preferred the lot without the slope and noted there is a retention basin on the east side from which they would like to keep the children away. Ms. Fought noted that they would want to make sure the traffic circulation wouldn't create a hazard

Board Chairman Karr asked about the church exit route and noted that the temporary use of the proposed daycamp is by nature different than what is expected from a church, and was trying to come up with a solution that would cause the least concern of neighbors. As a temporary use, he believed the traffic could be managed and preferred the east lot. If it did not work out, the Board could reconsider for the next request.

Staff was asked about the calls she had received, to which she responded they weren't as much complaints as questions as to what was going on and whether it was allowed.

Izzy Lyman, 1117 Jennings Avenue, commented that as a neighbor and the ward councilperson, she had not received any complaints.

Board member Knibbs commented that he believed the neighborhood would be bothered by more traffic using Klondike than the camp in the west parking lot.

Board member Pall felt the retention pond would be a concern.

Board member Clinton stated that she agreed with the retention pond concern and felt that the next request could be amended as to location if neighbors had complaints since this is a temporary use.

Board member Crockett asked staff for clarification on item #1 in the agenda memo. She responded that churches and private recreation facilities are allowed special condition uses on a permanent basis, and felt the camp was such a recreation facility on a temporary basis so felt it was not inconsistent with the allowed uses in the R2 Single Family District.

Board member Morrison commented that he felt the camp should stay where it is proposed rather than make changes since there were no neighbor complaints and if they arise, they could be addressed the following year.

Board chairman Karr did not feel that the safety concerns with the east lot were that great.

Board member Clinton commented that if there were issues that the church would have the ability to discuss proactivity with the camp.

At this time, Board member Clinton made a motion to approve the temporary use request at 1124 Northmen Drive to host a Spring Hill Day Camp on August 5-9, 2019 as presented with the condition that any temporary signage meet the ordinance limit of 2 signs not exceeding five feet in height, or six square feet in area to be displayed for no more than 17 days in a 120 day period. Support for the motion was by Board Member Knibbs and the motion carried 6-0.

Updates

Board member Knibbs asked about 502 Michigan Street and why the project hadn't moved ahead, to which staff responded she understood there was significant asbestos in the roof that had increased an already tight project budget. Board member Pall asked about the corner-front yard fence at 929 Michigan and the owner had been notified but staff was waiting until further discussion on fences at the Planning Commission to take further action, and the signage at 1114 Charlevoix Avenue, which was in compliance with the ordinance.

Seeing no other business, the meeting was adjourned at 7:40 P.M.

Minutes reviewed by Ben Crockett, Vice Chairperson/Secretary