



ZONING BOARD OF APPEALS

April 2, 2019

A regular meeting of the City of Petoskey Zoning Board of Appeals was conducted in the City Hall Community Room on Tuesday, April 2, 2019. Roll was called at 7:00 P.M.

Present: Michael Karr, Chair
Mary Clinton
Ben Crockett
Chris Hinrichs
Scott Morrison
Lori Pall

Absent: Jim Knibbs

Staff: Amy Tweeten

Also Present: Al Gruler, 125 Fulton Street

Upon motion and support, the minutes of the November 6, 2018 meeting were approved 6-0, with typographical corrections on page 1.

Case #831 Temporary Use Renewal at 900 Emmet Street

Staff provided an overview of the request, with the site plan remaining the same as previous years, but a reduction to one food truck rally in September.

Board members asked whether there had been any ordinance changes that would impact the request, whether there had been any neighbor complaints, and whether the hours would remain the same.

Staff responded that there had been no ordinance changes that would impact allowing the temporary use on the site and that there had been no complaints. Mr. Gruler responded that the hours would remain the same.

Board Member Hinrichs then made a motion to approve a temporary use permit for a weekly farmers' market from 9:00 A.M. to 1:00 P.M., June 22 through October 5, 2019 and a food truck rally from 11:00 A.M. to 5:00 P.M. on August 31, 2019, at 900 Emmet Street. Support for the motion was by Board Member Crockett. Board Chairman Karr asked for a condition that the site layout be as presented and motion amendment approved. The motion carried 6-0.

Election of Chair and Vice Chair Secretary

Board Chair Karr clarified that the election happens every year for the two positions.

Board Member Clinton motioned to approve the same slate of officers, Karr as Chair and Crockett as Vice Chair/Secretary. Support for the motion was by Hinrich and the motion carried 6-0.

Updates

Staff noted that unfortunately the video of the training did not work and only audio was produced. Board members commented that it was a good training, that the hands on portion was valuable as it showed how different groups can come up with different answers based on the same information; that clarification on use of checklist and that all criteria should be met was helpful; that hearing the importance of deliberation and including it in the minutes should a case be appealed to circuit court and that each case has to stand on its merits and does not create precedent was very beneficial.

Board Member Crockett asked whether the proposed 200 East Lake Development would be coming to the Board, which staff responded that likely the request would be for a rezoning rather than variances.

Seeing no further business, the meeting was adjourned at 7:25 P.M.

Minutes reviewed by Ben Crockett, Vice Chairperson/Secretary