

City of St. Ignace
Zoning Board of Appeals Proceedings
(Official)

A meeting of the Zoning Board of Appeals was held on Wednesday, June 15, 2022, in the City Council Chambers as a hybrid attendance meeting with Zoom video conference available. The meeting was called to order at 6:30 p.m. by Chairman Arnold.

Present: Jon Arnold, Ken Hardy, Steve Dufresne, Tom Tarnutzer, and Luke Paquin.

Absent: Kayla Pelter, Walt Wilhide, and Clyde Hart.

Mr. Hart's absence was excused due to being out of town.

Erin Vanier resigned from the ZBA effective June 15, 2022, creating a vacancy on the board.

Staff Present: Assistant to the City Manager Stephanie Baar, Building Inspector Brian Olsen, and City Manager Darcy Long.

Meeting called to order at 6:34 p.m.

Approval of Agenda:

It was moved by Mr. Hardy, seconded by Mr. Tarnutzer, to approve the agenda. Motion carried unanimously.

Approval of Minutes:

It was moved by Mr. Tarnutzer, seconded by Mr. Dufresne, to approve the minutes as presented. Motion carried unanimously.

Old Business:

A. 9 Balsam

Per the request of the board at the May 31st meeting, the Building Inspector gives an update. Lots of work is being done on the property, but it has been slow. House numbers have been added, and the property owners will continue to work and improve the property until it is ready to be rented. Since a completed inspection is the only thing that is needed, the City Manager's Office and Building Inspector can take care of it. It was moved by Mr. Paquin, seconded by Mr. Hardy to approve the variance with the condition that it meets the requirements of the City Manager's Office and the Building Inspector. Motion carried unanimously.

Public Hearings:

A. Storage Units on Parcel ID #052-700-014-00

Presentation from prospective property owner. Given the size of the lots and the required setbacks from utilities, storage units seem like a good fit for the lots and it is a needed service in the area. Development would be a multi-year long process.

Public comment is received from neighboring property owners on that street. The owner of a vacation rental business on Grondin states that these storage units would be detrimental to his property, and he will appeal the variance if it's approved. Given the narrowness of the road, he is concerned about the ability for emergency vehicles to have adequate access with the storage units adding traffic.

Another neighboring property owner comments that storage units can affect neighborhood safety. Concern is also brought up regarding the narrowness of the road (16 feet) and adding extra traffic and large storage vehicles.

Prospective property owner states that he would be willing to find a middle ground with neighboring property owners, and set the unit backs further from the road to accommodate vehicles.

It was moved by Mr. Hardy, seconded by Mr. Dufresne, to deny the variance request. Motion carried unanimously.

B. 600 S State

Presentation from property owners. It has been a rental for 2 years, and the owners are considered premier hosts. It is rented out longer term in the off-season.

The property is well maintained and taken care of.

No public comment is received.

It was moved by Mr. Paquin, seconded by Mr. Hardy to approve the variance request.

Motion carried unanimously.

C. 1090 S State

The unit has been a rental since 2010. Mr. Olsen comments that, while the house is safe to rent, it is an older home without a foundation. As such, it shifts through the seasons which can make the doors stick and unable to be opened. He requests that the board institutes a condition that the home be re-inspected each year to ensure it meets safety requirements. The property owner confirms that would not be a problem for him.

It was moved by Mr. Paquin, seconded by Mr. Dufresne, to approve the variance request with the condition that it is re-inspected annually by the building inspector. Motion carried unanimously.

D. 772 W Portage

Presentation from property owner.

Board questions whether there is adequate parking at the address. Could fit 4 cars in the driveway, plus there's a 2-car garage.

No public comment is received.

It was moved by Mr. Dufresne, seconded by Mr. Hardy to approve the variance request. Motion carried unanimously.

It was moved by Mr. Tarnutzer, seconded by Mr. Paquin, to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 7:43 p.m.