

**CITY OF GRANT ZONING BOARD OF APPEALS MINUTES
JUNE 15, 2015**

The regular scheduled meeting of the Grant City Zoning Board of Appeals was scheduled for Monday, June 15, 2015, at the Grant Community Center.

1. *Call to Order:* The meeting was called to order at 7:00 p.m. by Mayor Fett.

2. *Pledge of Allegiance:*

3. *Roll Call:*

PRESENT:

Commissioner Matt Bouwkamp, Mayor Terry Fett, Commissioner Julie Hallman, Commissioner Anne Pickard, Commissioner Harold Portell, Commissioner Kevin Smith, and Commissioner Cheryl Weeks

Others Present: Ryan Rudzis - City Manager and Sherry Powell – Assistant City Manager/Clerk, Janet Botsford - DPW, Lori Gardner - City Treasurer/Billing Clerk, Melinda Rodriguez - Deputy Treasurer, Gary Nestle - IAI, Peter Oleszezuk, and Richard Ulrich.

ABSENT: None

EXCUSED: None

4. Approval of the Agenda

Motion: Made by Hallman, second by Weeks to approve the agenda
Motion passed unanimously.

5. Approval of Meeting Minutes from May 29, 2008 ZBA Meeting

Motion: Made by Bouwkamp, second by Smith
Motion passed unanimously.

6. Public Comments

Gardner stated her husband Pat might be interested in making a public comment.

7. Work Session through standardized review standards

a. Proposed Family Dollar Site, 360 S. Maple St., 22-24-200-045: Relief from maximum sign requirements of Article 7, Section 7.3, Part 3

Standards not gone through individually (Standard 1: Reasonable Use, Standard 2: Plight due to circumstances unique to property, Standard 3: Not alter the essential character of the area, Standard 4, Problem not self-created)

Rudzis stated their proposed sign is halfway between the smallest and next larger size sign. His recommendation is to grant the variance as requested. The size is 9' 1" tall by 5' 6" high. The minimum "off ground" requirement is met.

Motion: Motion made by Hallman, second by Weeks to approve Family Dollar's variance request.

Motion passes unanimously.

b. Proposed Family Dollar Site, 360 S. Maple St., 22-24-200-045: Relief from minimum amount of parking spaces of Article 6, Section 6.2

Standards not gone through individually (Standard 1: Reasonable Use, Standard 2: Plight due to circumstances unique to property, Standard 3: Not alter the essential character of the area, Standard 4, Problem not self-created)

Rudzis stated the lot size purchased is not sufficient for parking spaces required. He added Family Dollar will not have 43 vehicles parked there at once. Their request was to have 30 parking spaces.

Motion: Motion made by Portell, second by Pickard to approve Family Dollar's parking spaces variance request.

Motion passes unanimously.

c. Proposed Dollar General Site, 218 S. Maple St, 50-51-011-700: Relief from maximum sign requirements of Article 7, Section 7.3, Part 2

Standards not gone through individually (Standard 1: Reasonable Use, Standard 2: Plight due to circumstances unique to property, Standard 3: Not alter the essential character of the area, Standard 4, Problem not self-created)

Rudzis stated this was an airborne sign, just a little larger than allowed. MDOT have given requirements for directional signage. His recommendation is to allow pylon sign exceedance if pole sign is not selected later on in the process by Dollar General. The request is a pole sign, which is less than the 64' limit in the zoning ordinance.

Motion: Motion made by Hallman, second by Weeks to approve Dollar General's variance request.

Motion passes unanimously.

d. Proposed Dollar General Site, 218 S. Maple St., 50-51-011-700: Relief from minimum amount of parking spaces of Article 6, Section 2

Standards not gone through individually (Standard 1: Reasonable Use, Standard 2: Plight due to circumstances unique to property, Standard 3: Not alter the essential character of the area, Standard 4, Problem not self-created)

Rudzis explained the lot size they purchased, as well as the MDOT requirements for curb cuts.

Motion: Motion made by Hallman, second by Pickard to approve Dollar General's parking spaces variance request.

Motion passes unanimously.

e. Proposed Dollar General Site, 360 S. Maple St., 22-24-200-045: Relief from minimum rear yard setback of Article 10, Section 10.4, Item 4

Standards not gone through individually (Standard 1: Reasonable Use, Standard 2: Plight due to circumstances unique to property, Standard 3: Not alter the essential character of the area, Standard 4, Problem not self-created)

Rudzis explained the requirement of 25' - 23' 5" was actually requested to allow for landscaping.

Motion: Motion made by Weeks, second by Smith to approve Dollar General's rear yard setback variance request. Motion passes unanimously.

8. *Public Comments:*

None

9. *Adjournment:*

The meeting was adjourned without objection at 7:16p.m.

Grant City Commission Regular Meeting Minutes Monday, June 15, 2015

The regular meeting of the Grant City Commission was held on Monday, June 15, 2015, at the City of Grant Offices.

1. **Call to Order – Regular Meeting:** Mayor Terry Fett called the meeting to order at 7:16 p.m.
2. **Public Comment on Non-Agenda Items**
3. Consent Agenda Items:
 - Motion:** Motion made by Portell, second by Weeks to approve the consent agenda (includes budget amendments.)
Motion carried unanimously.
4. **Unfinished Business**
 - a. None
5. **New Business, Consideration for:**
 - a. Motion Item #1: Approval of contract for Police Chief services with the City of White Cloud.
Motion: Motion made by Hallman, second by Pickard to approve the contract.
Motion carried unanimously.
 - b. Motion Item #2: Consideration: Approval of Grant Wesleyan Church using Blanche Lake on Wednesdays in June
Motion: Motion made by Hallman, second by Smith to approve the request.
Hallman stated she thinks this is great.
Motion carried unanimously.
 - c. Motion Item #3: Approval to exceed Noise Ordinance #44 for movie in the park June 27 and July 18.
Motion: Motion made by Hallman, second by Weeks to approve the request.
 - d. Discussion Item: Changing Ordinance #21-1 in regards to chickens.
No Motion was offered
Hallman asked about any new information.
Rudzis stated he is being very careful about how to approach this. He wants to put it in a survey with the newsletter. He wants more input from the community. He will bring back results in August.
 Fett stated that gathering more information is a good idea.
Pickard stated that she just wants her own free eggs.
 - e. Resolution 15-04: Approval of Special Liquor License for the River Country Chamber of Commerce.
Motion: Motion made by Hallman, second by Portell to approve the request.
Hallman asked if the location was worked out in terms of proximity to the schools.
Fett stated it was.
Motion carried unanimously.
 - f. Motion Item #5: Noise Ordinance relief for A Taste of River Country, Farm to Table Celebration in Grant.
Motion: Motion made by Weeks, second by Hallman to approve the request.
Motion carried unanimously.
 - g. Motion Item #6: Approval of Melinda Rodriguez as City of Grant Treasurer effective June 19, 2015.
Motion: Motion made by Hallman, second by Smith to appoint Melinda Rodriguez to the City Treasurer/Utility Billing Clerk position.
Motion carried unanimously.
 - h. Formal approval of Dollar General plans.

Motion: Motion made by Portell, second by Hallman to approve the plans.
Motion carried unanimously.

6. **Other Business:**
 - a. None
7. **Information Items:**
 - a. Lori Gardner Resignation as City Treasurer/Utility Billing Clerk
8. **Public Comments:**
 - a. None
9. **Adjournment** without objection at 7:26 p.m. □

Mayor Terry Fett

Sherry Powell, Assistant City Manager/Clerk

Unofficial Minutes