



Zoning Board of Appeals Minutes

November 30, 2000

SPECIAL MEETING MINUTES

At 7:00 PM, Chairman Templin called the regular meeting to order.

PRESENT: Paul Jackson, Terry Harper, Mary Jane Cook, Chris Jacobs, and Lee Templin

ABSENT: None

ALSO PRESENT: Daryl Poprave and 9 others

Upon approval the minutes from the October 26, 2000 regular meeting, Chairman Templin explains the ZBA public hearing procedures the Board employs to render a decision.

Chairman Templin opened the public hearing at 7:05 PM and directed Mr. Poprave to read the staff report.

Mr. Poprave reads staff report ZBA016, outlining the nature of the request, criteria for review and relevant factual information.

The applicant, Bob Tetzlaff stated that he wished to construct (9) 4 bedroom and (1) 2 bedroom handicap townhouse style units with an on-site manager's office. To do this with the land that is available a parking reduction must be requested. The applicant is seeking a reduction of 12 parking spaces making his apartment complex meet the duplex parking standard (1 space per unit plus 1 space per bedroom). The applicant stated that in all of the years his family has owned and operated housing with the City parking has never been a problem. The reason is that they utilize several monitoring devices to ensure that their parking lots do not become overcrowded or used improperly. These devices such as parking permits, security cameras, daily staff monitoring and overnight towing have given the applicant a lot of control of the parking situation on their properties.

The Chairman asked if there was anyone wishing to speak in favor of the request. At this time Ruth Tetzlaff of 325 S. Michigan stated that she was in support of the request.

Hearing no further comments in support, the Chairman asked if there was anyone in opposition to the request. Judy Canfield of 712 Clark stated that she thought Clark St. already had a considerable amount of traffic and lack of on-street parking. By permitting this variance this problem would be compounded. She stated that at 720 Clark there are 8 to 9 vehicles parking 2-4 nights a week because of parties and similar events at property.



Betty Witt of 220 Morrison stated that she has lived at this location since 1956 and has seen this neighborhood change from an owner-occupied area to largely a rental property area. She stated that there was high traffic in the area and that she has seen many accidents as a result. She stated that the Rapids Apartments on Morrison always have full parking lots. Her husband, Wayne stated that most of the kids are good but they do like to party, sometimes until 4:30 AM. Betty thinks that there is probably 300+ students living in close proximity to her house.

The Chairman asked if the applicant wished to enter into rebuttal. The applicant stated that he inherited the tenants at 720 Clark and that they control over 15 houses in town. He stated that because of the rising enrollment at FSU [Ferris State University] he is supplying a needed commodity for the community and students. He also stated that the Tetzlaffs have never tolerated bad behavior and that this project would not change this approach.

Hearing no further comment, the Chairman closed the public hearing at 7:35 PM.

The Board stated that all apartments in town need the proper amount of parking and that if this variance was approved it could set an unwanted precedent. The Board further stated that a similar project did get a parking variance but that it involved owner-occupied condominiums. Some Board members felt that this project could be an asset to the neighborhood.

Harper moves and Cook supports to approve a dimensional variance on the 700 block of Clark for Tetzlaff Enterprises to permit a 10 unit apartment building to be constructed with 49 off-street parking spaces (a reduction of 12 spaces from what is required by Ordinance).

Voting in support: Harper. Voting in opposition: Cook, Jackson, Jacobs, Templin.

The variance request is denied.

Under general business, staff stated that the next meeting would be held on December 14, 2000. An appeal is being presented at that meeting for Christ Harvest Ministries for a parking variance.

Hearing no further business, Chairman Templin adjourned the meeting at 8:05 PM.