



Public notice is hereby given that the City of Petoskey Zoning Board of Appeals will meet in regular session, 7:00 P.M., May 4, 2021. This meeting will be conducted by electronic means through a resolution of the Emmet County Board of Commissioner that extended the Declaration of a Local State of Emergency through June 30, 2021 as allowed by Section 10 of the Emergency Management Act in an effort to mitigate the spread of COVID-19 and to promote public health, welfare and safety. This meeting is open to the public to participate remotely.

Join Zoom Meeting

<https://us02web.zoom.us/j/82308359349>

Meeting ID: 823 0835 9349

If you have any questions you may contact the City Clerk's Office by email or phone: aterry@petoskey.us or 231-347-2500.

According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540).

According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications.

Public meetings are being monitored and violations of statutes will be prosecuted.

ZONING BOARD OF APPEALS

Tuesday, May 4, 2021

REVISED

1. Roll Call – 7:00 P.M. – Virtual meeting from remote locations with staff available in
the City Hall Council Chambers
2. Approval of Minutes – April 6, 2021 Regular Meeting
3. New Business
 - a. Case #851 – A temporary use request for a carwash at 114 Rush Street
4. Public Comment
5. Updates
6. Adjournment



ZONING BOARD OF APPEALS

April 6, 2021

A regular meeting of the City of Petoskey Zoning Board of Appeals was conducted virtually from remote locations, with staff at the City Hall Council Chambers on Tuesday, April 6, 2021. Roll was called at 7:00 P.M.

Present: Ben Crockett, Petoskey, Emmet County, MI
Mary Clinton, Petoskey, Emmet County, MI
Chris Hinrichs, Petoskey, Emmet County, MI
Jim Knibbs, Springfield, Sangamon County, IL
Lori Pall, Petoskey, Emmet County, MI
Jessica Shaw-Nolff, Petoskey, Emmet County, MI

Others: Chris Corcoran, 326 West Lake Street
Drew Mittig, 117 Howard Street
M. Porterfield, 331 West Lake Street
Robert Washburn, 621 East Mitchell Street

Staff: Amy Tweeten, City Planner
Sarah Bek, Executive Assistant

Upon motion and support, the minutes from December 1, 2020 regular meeting were approved with corrections 6-0.

Case #849 – Requested rear- and side-yard setback variances for an accessory building at 621 East Mitchell Street

Staff summarized the request for the reconstruction of a garage on the existing foundation that is 2½ feet from the lot line. Once the existing structure is removed, a new structure would be required to meet the minimum 3 feet of setback from the rear and rear-side lot lines.

Robert Washburn, applicant, explained that he had done what he could to preserve the existing structure but now the trusses were bowing and he would like to replace it with a new garage of the same size.

Board member Knibbs asked if he had considered replacing the entire roof and keeping the sidewalls, to which Mr. Washburn responded that he had but determined it was not an ideal solution.

Board member Clinton asked if the proposed exterior walls would be placed in the same location, if the back wall were a retaining wall, if the garage floor would be removed from existing garage,

and if there was any discussion with an architect if there would be safety or structural issues if the variance were not granted.

Mr. Washburn responded that the exterior walls would be placed in the same location, the back wall is a retaining wall, that there are no issues with the existing garage floor which was replaced and reinforced six years ago, and the foundation is sturdy and structurally sound and will remain as it is holding up the retaining wall, but that framing structure is not sound.

At this time, the meeting was opened for public comment. No public comment was received.

Board member Clinton commented that the retaining wall remaining in the same location was a significant factor.

Board member Hinrichs commented that there is a significant slope and that the retaining wall is a requirement of the site and that he is inclined to support a 6-inch variance on two sides.

Chairperson Crockett commented that this is a unique piece of property and topography is an important element.

Board member Shaw-Nolff commented on the location of driveway and that there are no other options to move it and that it is not practical to build a new foundation.

Board member Hinrichs commented that proposed construction does not present any disturbance to the neighboring shed.

At this time, Board member Knibbs made a motion to approve the variance request of 6 inches for both the rear and side setbacks at 621 East Mitchell Street.

Board member Clinton requested an amendment to the motion to approve the variance request based on the findings that relocation of the garage further from the property lines may not be the safest option for adjacent properties, that the lot is unique due to slope, that if the retaining wall was removed it would negatively impact neighbors, and that the applicant did not create the need for the variance.

Board member Knibbs agreed to Board member Clinton's amendment to the motion and Board member Hinrichs seconded the motion. Motion carried 6-0.

**Case #850 – Requested rear- and side-yard setback variances for
a new residence at 326 West Lake Street**

Staff summarized the request for the removal of an existing structure and construction of a new residence. The proposed house would maintain the existing side-yard setbacks. However, once the non-conforming structure is removed, any new structure is required to meet the district standards. Thus, a 5-foot variance would be required to build a structure to the same west-side setback. In addition, the proposed structure would encroach into the required rear-yard setback approximately 16 feet.

Board member Shaw-Nolff asked if a variance was required for the neighboring house at 322 West Lake Street and stated that this should not be a precedent in the neighborhood.

Chris Corcoran, applicant, informed the Board that he recently purchased the property and the integrity of the structure has been compromised and the house is limited in size, that more livable

space is needed and he is requesting to keep the existing foundation and extend the structure back to create more livable space.

Drew Mittig, White & Liebler Architects, stated that the size of the lot is smaller than the zoning ordinance requirement, the existing home is non-conforming to the side-yard setback, and is not livable in its current condition.

Board member Knibbs asked if the new covered porch on the rear of the home is encroaching on the rear setback.

Mr. Corcoran responded that half of the living room, a bathroom and 7-foot covered porch would be in the required rear setback.

Board member Pall inquired if the addition and covered porch would be constructed on both stories, commented on 50-foot wide lots throughout the City and that Planning Commission is currently talking about lots in various districts in regards to setbacks.

The City Planner responded that R-2 districts have 60-foot lots, R-1 districts have 70-foot lots, and a large majority of existing lots are platted at 50 feet throughout the City.

Board member Clinton inquired if the neighbor's footprint required a variance.

The City Planner responded that there was not a variance provided but remembered that the previous owner had requested a rear-yard setback variance to turn what was a stairway of sorts into a two-story deck and was denied. It is possible the new owner completed construction without approval.

The City Planner reviewed and read aloud two public comments that were submitted via email from Chelsea Granger and Constance Meech.

Chelsea Granger, 406 West Lake Street, commented that she is a renter in the neighborhood and that she believes the proposed structure should adhere to local conformity.

Constance Meech, 202 Ingalls Avenue, objected to the rear-yard setback, but that the open deck/porch and the side-yard setback were acceptable.

M. Porterfield, 331 West Lake Street, stated that she owns the house across the street from the applicant and asked for clarification that the applicant was requesting a variance to make the home larger for more living space and commented that the owner purchased the property knowing the size of the lot.

Board member Clinton stated that the variance issue is with the rear setback and covered porch and that the extension on side would not increase the non-conforming setback. She does not believe the side-yard variance request is excessive, but that the rear two-story addition and porch are extra and not critical.

Chairperson Crockett asked what the allowable building space would be if the house were constructed within the setbacks.

The City Planner responded that the proposed lot coverage is 35% and the existing structure is at 25% and calculated that on the 50x75 foot lot, a house of 30'x40' would be within setbacks but over on lot coverage allowance.

Chairperson Crockett commented that Lots 4 and 5 are small lots, but that a house can still be built on small lots.

Board member Shaw-Nolff commented that there is currently a house on the lot now.

Board member Pall commented that the proposed structure would have 2,200 square feet of living space, not including the porch.

Board member Shaw-Nolff commented that the proposed structure is not that large, however, it is a small lot and therefore not feasible.

Board member Hinrichs commented that there are plenty of small lots and small houses in Petoskey and he does not believe there is a practical difficulty to warrant a variance.

Board member Knibbs commented that new construction on a blank slate could be built within the requirements of the zoning ordinance and he does not believe there are any hardships.

Board member Pall commented that the extension on the first and second stories in the rear setback are close to the neighbor and encroaching into the neighbor's space and privacy. She has less of a problem with the side-yard variance request.

Chairperson Crockett commented that the purpose of the ordinance is to have buildings brought into conformity, that many are not currently, but didn't see what was unique to this property to necessitate a variance for a new structure.

At this time, Board member Hinrichs made a motion, seconded by Board member Clinton, to deny the variance request based on the finding that there was an absence of unique site issues demonstrated to create a practical difficulty that makes the site unbuildable for a residence within the ordinance requirements. Motion carried 6-0.

Mr. Corcoran asked if it would be a good strategy to keep the side-yard setbacks where they are and make the rear-yard setback comply with the zoning ordinance.

Chairperson Crockett reviewed that the Board denied this specific variance request and that the applicant should conform to all setbacks.

Mr. Corcoran then asked what his options were and if he could remove the existing house and build to current footprint without a variance or if it was allowable to come back to the Board for a separate, lesser variance.

Staff replied that the board denied the side-yard setback variance so a zoning permit could only be approved that met all ordinance standards.

Updates

Staff informed the Board that a Circuit Court Judge had been appointed and the Frentz Circuit Court oral arguments were scheduled for April 12th.

The meeting was then adjourned at 8:29 P.M.



BOARD: Zoning Board of Appeals

MEETING DATE: May 4, 2021

DATE PREPARED: April 23, 2021

AGENDA SUBJECT: Case #851 – A Temporary Use Request for a Seasonal Weekly Carwash at 114 Rush Street

RECOMMENDATION: Consider the Temporary Use Request



Source: Emmet County GIS

Background

Harbor Hall last requested a temporary use for a seasonal, weekly carwash at 704 Emmet Street from 1:00 P.M. to 4:00 P.M. in 2018 and staff is not aware of any complaints as a result of that approval (action letter and minutes enclosed). At that time, the carwash was held in Rush Street so storm water run-off and traffic circulation were the main issues. With the construction of the first phase of the site plan approved in 2019, the carwash is now able to be held on private property where there is an on-site storm water management basin.

Section 201 Definitions

Temporary use: A use of property that is not the principal use and has a limited duration, such as a special event.

Section 2004 (3)(e)(4)

In classifying uses as not requiring capital improvement, the board of appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf-driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.

Request

The carwash is to be held every Saturday from 12:00 P.M. to 4:00 P.M., May through September, weather permitting. As shown on the site plan, the cars would enter and exit from Emmet Street.

Staff Review

The B-2B mixed-use corridor allows drive through and open-air businesses as special condition uses. Open air businesses must be screened from adjacent residential and park uses. The site is screened from the adjacent properties to the south and west with a six-foot privacy fence.

The proposed signage would require approval of a temporary directional sign permit application.

Pursuant to Section 2004(3)(e), the board of appeals is authorized to permit temporary uses for periods not to exceed one (1) year, renewable upon re-application, and subject to further conditions. As required by Section 2004(3)(e)(6), residents of properties within 300 feet were notified of the request and date of review.

Given concerns raised previously about traffic and vacuum noise, staff recommends that if the board finds the conditions of approval are met, that the time of the carwash be limited from 1:00 P.M. to 4:00 P.M. as was approved in 2018 and that a temporary directional sign permit application be submitted for the carwash off-premise signs.

In considering a temporary use request, the Zoning Board of Appeals shall do so under the following conditions:

- (1) The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
- (2) The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
- (3) All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City of Petoskey, shall be made at the discretion of the board of appeals.
- (4) In classifying uses as not requiring capital improvement, the board of appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
- (5) The use shall be in harmony with the general character of the district.
- (6) No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this Ordinance. Further, the board of appeals may seek the review and recommendation of the Planning Commission prior to the taking of any action.

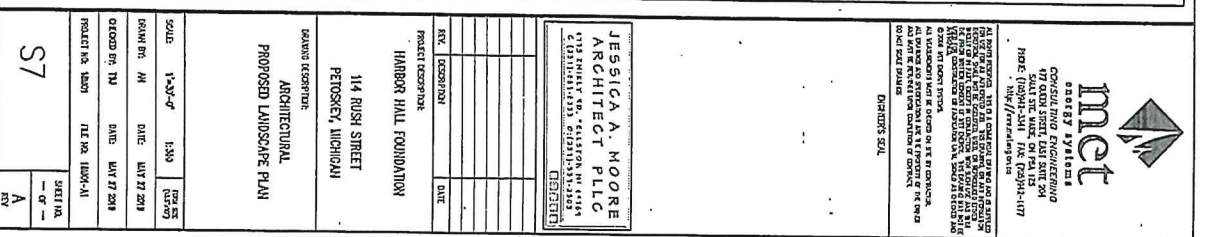
April 12, 2021

Harbor Hall for many years has had a car wash that was located at 704 Emmet Street on the Rush street side of the residence. The purpose of the Car wash provides several benefits. It allows for the residents to engage in a productive activity which allows for leadership, teamwork, and responsibility opportunities. Additionally, it has provided a service to the local community that was highly utilized. This is a resident led and staff supervised activity. The fee is a \$5.00 suggested donation to which 100% goes into the resident recreation fund. This fund helps to provide off site activities for the residents throughout the year.

The Car Wash was moved off site several years ago due to not having sufficient drainage. In 2020 the Car wash was halted all together due to COVID-19. With the building of our new building and parking lot at 114 Rush Street we would like to start up the car wash once again in 2021.

Harbor Hal is submitting this application for special use of the parking lot located at 114 Rush Street. The site map provided gives details to the existing site features (drain basin) as well as proposed traffic circulation off Emmet Street on to Rush Street to exiting on Emmet Street. Traffic flow will not impede traffic on Emmet or Rush Street.

- It is proposed that the car wash will run on Saturday's only from 12 noon to 4:00 pm, weather permitting.
- We would like to post 2 signs: 1) SW corner of Mitchel St. and Emmet St. 2) W corner of Emmet St. and Rush Street.
- Cars will enter car wash from Emmet Street onto Rush Street only and will proceed to parking area for vacuuming and prep for wash.
- Once prepped the cars will proceed to the wash area located on the site plan.
- The car wash will be conducted at the east end of the parking lot where the water retention pond (20' x 50' x 6') is located. There are several catch basin's in the parking lot.
- After the cars are dried they will exit the site via Rush Street to Emmet street.
- Additionally, Harbor Hall will use only environmentally safe products.





City of Petoskey

Office of City Planner

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500

June 6, 2018

Case Number: 825

Location: 704 Emmet Street

Applicant: Harbor Hall, Inc.

Dear Mr. McGinn:

At its June 6, 2018 meeting, the Petoskey Zoning Board of Appeals reviewed your request for a temporary use approval for a seasonal weekly carwash at 704 Emmet Street. After careful consideration, the Board approved a carwash from May-October 2018 on Saturdays from 1:00-4:00 with the following conditions:

1. The carwash shall not be held more than bi-weekly;
2. Entry and exit for the carwash shall be from Emmet Street; and
3. The vacuuming of vehicles shall be located toward the Emmet Street end of the site.

With June 16 discussed as the first Saturday, the carwash is allowed to occur the following dates:

June 16	August 11	October 6
June 30	August 25	October 20
July 14	September 8	
July 28	September 22	

This letter serves as your temporary use permit. Please let me know if you have any questions.

Amy Tweeten, AICP
City Planner

Copy: Department of Public Works
Department of Public Safety



ZONING BOARD OF APPEALS

June 5, 2018

A regular meeting of the City of Petoskey Zoning Board of Appeals was conducted in the City Hall Community Room on Tuesday, June 5, 2018. Roll was called at 7:00 P.M.

Present: Michael Karr, Chair
Mary Clinton
Ben Crockett
Chris Hinrichs
Jim Knibbs
Lori Pall

Staff: Amy Tweeten

Also Present: Jeff and Sandy Grantham, 701 Baxter Street
Patrick McGinn, Harbor Hall, 704 Emmet Street
William Perkins, 709 Jackson Street
Ken Van Every, Harbor Hall, 704 Emmet Street
Bud and Linda Vanderberg, 602 Emmet Street
Jeremy and Kim Wills, 204 State Street

Upon motion and support, the minutes of the May 1, 2018 meeting were approved 6-0.

Case #825 – Temporary Use Request for a Seasonal Carwash at 704 Emmet Street

Staff provided an overview of the request for a weekly carwash at 704 Emmet Street from 1:00-4:00 through October, noting her recommended change to the site plan that would have traffic enter and exit the site from Emmet Street.

Board member Pall asked for staff clarification of the dates as June through October noting the event ran five months.

Chairman Karr then asked for applicant presentation.

Patrick McGinn, Harbor Hall, explained the carwash had been happening for more than 20 years and the only issues they have had were with signs, which they have resolved. The carwash is donation only and money is used to provide recreational opportunities to the residents. The carwash is a good team work activity.

The meeting was then opened to public comment.

Bud Vanderberg, 602 Emmet Street, asked what had triggered the need for this approval as the carwash had been occurring for years without any issues.

Chairman Karr responded that the carwash falls into the category of temporary use, which requires a review process similar to other special events that occur on a repetitive basis.

Jeremy Wills, 204 State Street, stated he always had a positive experience with the carwash, that it provided an opportunity to talk to the residents of Harbor Hall and that they do a good job.

Linda Vanderberg, 602 Emmet Street, and her mother before her, have experienced the carwash for 20 years and never had an issue with it or Harbor Hall residents. She finds them helpful and the community needs to help them succeed.

Jeff Grantham, 701 Baxter Street, noted that he lives immediately adjacent to the proposed carwash location unlike the other neighbors two blocks away. His experience was that the residents begin cleaning staff vehicles around 9:00 a.m. with the public carwash from 1:00-4:00, with vacuuming the entire time. It is noisy on the very days residents are trying to enjoy their yards, and he does not believe it is a temporary use like the farmer's market, that it is much more disruptive. He would ask that more consideration of neighbors be given and that the traffic should stay on the site. He identified the hand-held signs in the street trying to drive traffic to the wash as problematic. He thinks the wash should respect the neighbors and have conditions.

Board Member Clinton asked about the driveway off of Emmet Street and the ordinance about moving signs as she had also experienced the over-exuberant signs. Staff replied that Rush is slightly narrower than a standard street, but with traffic control she thinks traffic can enter and exit safely and that the City Attorney has indicated that moving signs cannot be regulated.

Board Member Pall asked the applicant if they had already held some carwashes, which the applicant replied they had. She noted that the carwash is actually for 6 months and asked how many cars a day were washed. Mr. McGinn responded between 20 and 50 cars.

Chairman Karr asked staff about complaints over the number of years the carwash has occurred and asked where the grass area noted in the agenda memo was located. She responded that complaints have been received about water runoff and noise and that she had a concern about the amount of water going into the storm water system which is why the recommendation for using the grass area for absorption. The applicant noted there is a 3 inch curb to get to the grass.

Board Member Pall replied that the water going to the river is a concern, particularly that it is occurring every weekend for six months.

Chairman Karr asked about the traffic flow and Mr. Van Every, Harbor Hall, identified that he came up with the traffic orientation to keep congestion off of Emmet Street, but they could adapt to the proposed circulation. Chairman Karr understood the water concern, but did not think that tearing up the small lawn for the carwash was the best solution. He asked if the City had explored a car wash kit, to which staff responded it had not.

Board Member Clinton wondered whether the soap being biodegradable lessens the environmental issue.

Board Member Pall felt that if the City might need two kits and wondered if Harbor Hall should be the one to purchase.

Board Member Knibbs commented that if they are only washing the top of the car then he does not see how it is causing pollution.

Board Member Clinton felt that she did not have enough evidence that the carwash was safe or unsafe for the environment and that she would be inclined to grant a one-year approval during which time the City could look into the cost of a carwash kit and get more information on number of cars each week.

Board Member Knibbs asked about the number of vacuums being used and whether they could be moved away from the houses. Mr. Van Every responded that there are two vacuums and two vehicles that are cleaned in the morning.

Board Member Pall questioned whether vacuums should be allowed at all as most charity carwashes do not offer this service. She also felt the sign holders could be aggressive with drivers and wondered if the carwash could be held less frequently.

Board Member Crockett wondered whether the Board would consider another neighborhood for a weekly car wash, or whether it has become acceptable in this neighborhood simply because it has occurred for 20 years.

Chairman Karr noted that the motion may include stipulations such as location or duration and that it is important to consider all the input provided.

Mr. McGinn then volunteered to limit the carwash to twice a month, have access only from Emmet Street and to move the vacuum cleaning closer to Emmet Street.

Chairman Karr appreciated their offer and sensitivity to neighbor concerns.

Board Member Hinrichs stated that he lives on Elizabeth, has used the carwash, thinks it's a nice event and they do a nice job but agrees the twice a month schedule would be better.

Board Member Crockett questioned whether it would be difficult to have every other weekend as people wouldn't know when it was on and asked how there could be follow up on the car wash kits. Staff responded that she would do more research.

Board Member Pall felt that the signage they put at the corners is the best advertisement.

Board Member Clinton summarized what she was comfortable approving which was a Saturday carwash from mid-May to mid-October every other weekend, that traffic would enter and exit Rush Street from Emmet Street, and the vacuuming operations would be moved to the Emmet Street end of the site.

Board Member Hinrichs then made a motion, with support by Board Member Knibbs, to approve a temporary use permit for a biweekly carwash at 704 Emmet Street from 1:00 P.M. to 4:00 P.M. from mid-May to mid-October with the following conditions:

1. Vehicles must enter and exit on Emmet Street; and
2. Vacuums are to be moved toward Emmet Street and away from residences.

The motion was based on the findings that the granting of the temporary use for a carwash does not constitute a change in the basic uses permitted in the district nor on the property where the temporary use is permitted; that the temporary use does not require capital improvements; that the temporary use is in harmony with the general character of the district; and further to protect the public health, safety, peace morals, comfort, convenience and general welfare of the inhabitants of the City of Petoskey.

Board Member Knibbs asked a question regarding the signage issue, but kept motion as presented.

Chairman Karr stated that he believed the concerns regarding moving signs had been heard

Clinton recommended that the motion be clarified to state the carwash is held on Saturdays. Hinrichs and Knibbs agreed to the amendment and the amended motion carried 6-0.

Seeing no further business, the meeting was adjourned at 7:45 P.M.

Minutes reviewed by Benjamin Crocket, Vice Chairman/Secretary

From: noreply@revize.com <noreply@revize.com>

Sent: Tuesday, April 20, 2021 1:10 PM

To: Amy Tweeten <atweeten@petoskey.us>

Subject: Citizen Request/Report

Issue = Harbor Hall weekly car wash

Name = Debora and James Ehrnst

Email = dehrnst@gmail.com

Phone = 2318385775

Issues = I am not in favor of Harbor Hall having a weekly car wash which will impact my residential neighborhood. I feel once a month is plenty as area neighbors are not allowed activities such as a yard sale for 3 days only once in a 90 day period. The car wash adds traffic concerns, noise from vacuums, and unfair competition for actual residents of our community groups, such as sport teams, boy scouts for their one time fundraisers. I am not in favor of the weekly car wash in my quiet, residential neighborhood.

Respond Me = Email

Client IP = 97.83.106.186

From: John and Mary Agria <Agriainc@msn.com>
Sent: Wednesday, April 21, 2021 9:52 PM
To: Amy Tweeten <atweeten@petoskey.us>
Subject: INPUT RE PROPOSED TEMPORARY USE FOR CAR WASH

I am contacting you to provide input regarding the proposed temporary use for a weekly car wash at 114 Rush Street. As a resident of the adjacent quiet primarily residential neighborhood in the Elizabeth-Baxter area, I would support this proposal **only** if the weekly car wash activities are confined to the area immediately adjacent to Emmet Street with all traffic generated by the car wash entering and exiting onto Emmet. My experience with the car wash in the past has been very negative. It adds to traffic and noise in a quiet residential neighborhood on a Saturday when neighbors and children are out and about. If the noise and traffic are confined to the area around Rush and Emmet intersection, that would help alleviate potential problems.

Please add this input into the official records of the zoning board of appeals.

John Agria
714 Baxter Street
631-335-3588



City of Petoskey

Office of City Planner

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500

MOTIONS BY THE ZONING BOARD OF APPEALS TEMPORARY USE

Pursuant to Section 2004(3)(e) of the Zoning Ordinance, I make a motion to APPROVE/DENY a temporary use permit for a weekly carwash at 114 Rush Street, from 12:00 p.m. to 4:00 p.m. through September 2021, with the following conditions:

The motion is based on the findings that:

- The granting of the temporary use for (DOES NOT/ DOES) constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted;
- The temporary use (DOES NOT/ DOES) require capital improvements
- The temporary use (IS/ IS NOT) in harmony with the general character of the district

And further to protect the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City of Petoskey.