



**ZONING BOARD OF APPEALS**

September 7, 2021

A regular meeting of the City of Petoskey Zoning Board of Appeals was conducted in the City Hall Council Chambers on Tuesday, September 7, 2021. Public was invited to attend in person and via Zoom. Roll was called at 7:00 P.M.

Present: Lori Pall, Chairperson  
Ben Crockett  
Chris Hinrichs  
Jim Knibbs

Absent: Mary Clinton  
Scott Morrison  
Jessica Shaw-Nolff

Others: Gordon Becker, 1209 Hill Street  
Michael Croake, 604 Bay Street

Staff: Amy Tweeten, City Planner  
Lisa Denoyer, Administrative Assistant

Upon motion and support, the minutes from August 3, 2021 regular meeting were approved 4-0.

**Case #858 – Request for Front and Side Yard  
Setback Variances at 120 East Lake Street**

Chairperson Pall informed the Commission that the applicant would like to postpone action until more board members could be present as a 4-0 vote would be required for approval of the variance request.

At this time, Board member Hinrichs made a motion, seconded by Board member Knibbs, to postpone action to a date to be determined.

Motion carried 4-0.

Chairperson Pall questioned whether a parking variance should be required since the property is not showing any off-street parking and felt the proposed multiple family use may be more intensive on parking than the previous office use. She also found that the Fair Housing Act does not require a barrier free ramp for locations with fewer than four units so wondered why it is being added.

Staff responded that because the most recent use was office, which has a higher parking requirement than residential use, she had not felt a variance was required. Staff also believes it was the direction of the Emmet County Building Department that the applicant was required to install a barrier free ramp.

Chairperson Pall commented that the property was originally residential in the 1970s when the area was not as developed and downtown offered more shopping opportunities that are not available now and asked the applicant to consider the comments made this evening prior to the special meeting.

**Case #859 – Request for a Driveway Opening  
Variance at 1209 Hill Street**

Chairperson Pall informed the Commission that the applicant would like to postpone action until more board members could be present as a 4-0 vote would be required for approval of the variance request.

At this time, Board member Crockett made a motion, seconded by Board member Hinrichs, to postpone action to a date to be determined.

Motion carried 4-0.

Staff informed the Board of available meeting dates for the next two weeks and will confirm with absent board members to determine the best date to schedule a special meeting.

**Public Comment**

No public comments were received.

**Updates**

Staff informed the Board that they may see a variance request at their October meeting for a proposed medical marijuana provisioning center on West Mitchell Street and that no court dates have been set for the Corcoran and Frentz appeals.

The meeting was then adjourned at 7:13 P.M.