



CITY OF ALBION ZONING BOARD OF APPEALS
TUESDAY, APRIL 12, 2016
COUNCIL CHAMBERS
5:30 P.M.

AGENDA

- I. Call To Order (Reminder: turn off cell phones)
- II. Roll Call of the Board
- III. Approval of Prior Meeting Minutes-November 10, 2015
- IV. Correspondence
- V. Order of Business
 - A. PUBLIC HEARING
 1. Variance Request 1014 Fitch Street

A variance for an accessory structure/garage to be erected on the south side of the premises without meeting the required side yard setback of five (5) from property line.
- VI. Miscellaneous Items
 - A. Update on Superior Street Project
- VII. Excuse Absent Commissioners
- VIII. Citizen Comments (Persons addressing the DDA shall limit their comments to no more than 5 minutes. Proper decorum is required.)
- IX. Adjournment

ZBA PUBLIC HEARING PROCESS

- 1) The ZBA Chair opens the hearing
- 2) Chair summarized the process
- 3) Staff presents report on applicant's request
- 4) Chair reads any correspondence into the record
- 5) Public speaking portion of hearing
 - Individuals in support
 - Opposition speakers
 - Questions & rebuttal (directed through Chair)
 - Public speaking portion of hearing closed
- 6) Finding of facts
- 7) Board begins deliberations
- 8) Motion is made
- 9) Roll call vote taken

Zoning Board of Appeals
November 10, 2015

I. Call To Order

The November 10, 2015 ZBA was called to order by Chairperson Zblewski at 5:31 p.m. and a quorum declared.

II. Roll Call of the Board

D Ruff, M Tymkew, R Rice, B Branche, J Tazzi, H Zblewski

Also Present: S Mitchell, City Manager; J Tracy, Director Planning/Building/Code Enforcement; S MacGeorge, Recording Secretary

III. Approval of Prior Meeting Minutes

Tymkew moved, Tazzi supported, CARRIED, to approve the September 8, 2015 meeting minutes as presented.

IV. Correspondence – None

V. Order of Business

A. Public Hearing

1. Variance Request – 927 Elliott Road, Albion, Michigan

Team One Plastics has asked for a variance request for a reduction in the front yard setback to accommodate a proposed extension in the existing building. There is one small corner of the proposed addition that projects past the current 50' setback.

The Chair opened the hearing at 5:35 p.m. and summarized the process.

J Tracy, Planning/Building/Code Enforcement Director noted that the parcel is a pie-shaped parcel with a road at the front that has a curved radius and an 80' right-of-way. With a 315' curved front lot line and a 170' rear lot line it is deep enough but the width and curved front right-of-way line is not ideal for larger buildings or expansions of existing buildings that typically are rectangular structures and require loading areas with adequate space for delivery vehicles and off street parking. The setback requirements, the 80' road right-of-way, the curvature of the road and the size and shape of this parcel is not ordinary for other properties in the same zoned industrial district. The proposed building addition is the best

location for expansion to preserve the property rights and enjoyment possessed by other properties in the same zoning district. Based on the aerial view of the neighboring properties it is felt this proposed addition is not a detriment to adjacent properties. The proposed facility is an expansion of a plastics manufacturing facility and is not a change of use.

Section 30-268. Light Industrial Parks (M-1-P). Light industrial parks shall conform to all the requirements of the light industrial district and shall meet the following additional requirements:

- (1) Minimum lot size, one-half acre
- (2) Minimum front yard, fifty (50) feet;
- (3) Minimum side yard, twenty (20) feet;
- (4) Minimum rear yard, seventy-five (75) feet.

No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, beyond reasonable doubt that all of the following facts and conditions exist:

- (1) That there are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district;
- (2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity.
- (3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not impair the purposes of this ordinance or the public interest.
- (4) That such variance shall in no manner or guise be construed to mean a change of use, but shall mean only a variation or modification from the provisions of this chapter.

Staff's recommended that in following the intent of the zoning ordinance, staff cannot consider said front yard setback of 50' to be a hardship for the 135 sq. ft. triangular corner of proposed 3,500 sq. ft. rectangular addition. In following intent of ordinance, staff suggest alteration of said 135 sq. ft. triangular corner of proposed 3,500 sq. ft. addition to meet existing requirement of 50'.

There was no correspondence to be read into the record.

The Public Hearing was opened at 5:35 p.m.

Gary Grigowski, Vice President, Team One Plastics, Jack Shelby, Architect, 1730 Provert Road, Jackson and Jake Collins, Contractor spoke in support of the variance request.

There were no speakers in opposition of the variance request.

The Public Hearing was closed at 5:45 p.m.

Rice moved, Branche supported, CARRIED to begin the finding of the facts.

Chairperson Zblewski turned the meeting over to Vice Chairperson Rice, siting conflict of interest. Questions/comments were received from Rice, Tracy, Tazzi and Tymkew.

Tymkew moved, Branche supported, CARRIED unanimously to approve the variance request for a reduction in the front yard setback to accommodate the proposed phase 1 extension to Team One Plastic. (5-0, Zblewski abstained)

Tymkew moved, Branche supported, CARRIED unanimously to amend the motion to include a 42' setback to property. (5-0, Zblewski abstained)

VI. Miscellaneous Items

A. Request for Approval 2016 Meeting Dates

Tymkew moved, Tazzi supported, CARRIED, to approve the 2016 meeting dates as presented. It was noted that Rice will be out of state and absent for the January, February and March 2016 meetings.

VII. Excuse Absent Members

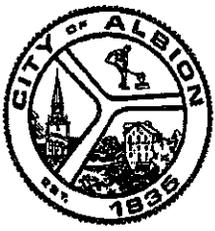
All members were present. It was noted that there are 3 vacant seats on the ZBA; 1 voting member and 2 alternates.

VIII. Citizen Comments – None

IX. Adjournment

Rice moved, Ruff supported, CARRIED, to adjourn the meeting. Meeting adjourned at 5:52 p.m.

Recorded By: Sandee MacGeorge



City of Albion
Planning, Building, Code Enforcement
112 W. Cass Street
Albion, Michigan 49224

PUBLIC NOTICE

CITY OF ALBION

The Albion Zoning Board of Appeals will hold a public hearing on Tuesday, April 12, 2016 at 5:30 p.m. in the City Council Chamber at City Hall, 112 W. Cass Street, Albion, Michigan to take public comment concerning the following proposed variance.

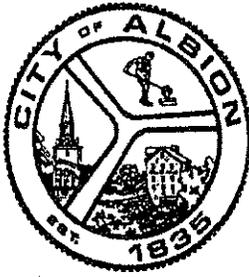
1. Bradley Macqueen, property owner of 1014 Fitch Street. Variance is requested by Mr. Macqueen for an accessory structure/garage to be erected on the south side of the premises without meeting the required side yard setback of five (5) from property line. New accessory structure/garage is proposed to be erected on the south side of the premises in place of an existing accessory structure/garage (*structure proposed to be demolished*) which currently does not meet required side yard setback of five (5) feet.

All Concerned citizens are encourage to be present at this meeting to express their opinions on this matter, as public input is an important element in the Board's deliberations.

To comply with the American Disabilities Act. (ADA), any citizen requiring accommodations to attend this meeting/function, and or obtain this notice in alternative formats, please contact the City Manager's office at (517) 629-5535 at least five (5) business days prior to the meeting/function.

Copies of information on the proposed variance are available in the City Manager's office Monday-Friday from 8:00 a.m. to 5:00 p.m.... Written comments or suggestions regarding this matter are also welcome and should be directed to the Planning & Building office at City Hall by no later than April 12, 2016.

John Tracy
Director of Planning, Building, Code Enforcement
City of Albion
Office: 517-629-7189



City of Albion

Planning, Building, Code Enforcement
112 West Cass Street
Albion, Michigan 49224

(517) 629-7189 office
(517) 629-7454 fax
e-mail: jtracy@ci.albion.mi.us

PLANNING DEPARTMENT RECOMMENDATION FOR ZONING BOARD OF APPEALS

CASE #2016-013

JOHN TRACY, DIRECTOR OF PLANNING, BUILDING, CODE ENFORCEMENT
APRIL 7, 2016

I. Application information

Case: #2016-013
Applicant: Bradley Macqueen
Property Address: 1014 Fitch Street
Tax Identification: P.N. 51-011-038-00

II. Subject property information

Zoning District: R1C – One Family Residence District
Existing Land Use: Residential – Owner Occupied
Proposed Land Use: Residential

III. Purpose of request and requested action

Due to having a shared driveway with 1012 Fitch Street, we need more parking. The current structure is in a declining state and is no longer stable. The current structure is three (3) feet from the property line and we wish to keep that same distance to maintain or backyard space. The state of the current structure is endangering the neighbors' garage at 1012 Fitch also.

Why is a variance needed?

Section 30-104 Accessory structures.

This section requires a minimum distance of ten (10) feet between accessory structure and principal (dwelling) structure or any other accessory structure. A minimum five (5) foot side yard setback is required between accessory structure and property line. A minimum five (5) foot rear yard setback is required between accessory structure and property line.

IV. Adjacent land uses and zoning districts

North:	Residential	RIC	One family residence district
South:	Residential	RIC	One family residence district
East:	Residential	RIC	One family residence district
West:	Residential	RIC	One family residence district

General neighborhood/area description: This district is composed of low to medium density residential areas plus certain open areas where similar residential development should be encouraged. The regulations are intended to stabilize, protect and encourage the residential character of the district and prohibit all activities of commercial nature.

V. Project information

Existing accessory structure/garage is in poor condition and per applicant/property owner the south side of the existing accessory structure/garage is located three (3) feet from the south property line. Applicant/property owner proposes to demolish existing accessory structure/garage and erect a new and larger accessory structure/garage on the south side of the premises with only a three (3) foot side yard setback. *(See attached plan/drawing)*

VI. Analysis

No such variance in the provisions or requirements of chapter 30 shall be authorized by the board unless the board finds, beyond reasonable doubt that all of the following facts and conditions exist:

- (1) That there are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district.
- (2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity.
- (3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not impair the purposes of this ordinance or the public interest.
- (4) That such variance shall in no manner or guise be construed to mean a change of use, but shall mean only a variation or modification from the provisions of this chapter.

VII. Recommendation

The Planning Department recommends that the board deny request for variance. The proposed accessory structure/garage would not meet the minimum five (5) foot side yard setback between the south side of the proposed accessory structure/garage and south property line as required by the City of Albion Zoning Code, Sec.104. Ample rear yard area exist at said address to allow for proposed accessory structure/garage to meet required five (5) foot side yard setback. *(See attached drawing/plan submitted by applicant)*

NOTE: Nonconforming buildings. Should such building or structure be destroyed by any means or an extent of more than fifty (50) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of chapter 30. *(Ref.: Ch. 30. Article III.)*

John Tracy
Director of Planning, Building, Code Enforcement



CITY OF ALBION--APPLICATION FOR ZONING VARIANCE
ALTER/EXPAND NON-CONFORMING PROPERTY
 City of Albion Planning Department (517) 629-7189
 Cornerstone Inspection Services (269) 729-9244

Application Instructions: Complete all sections of this form. Type or use black ink. No application will be considered submitted or processed by the Planning Department until a complete application and all required documents are received.

Required Documents:

- Seven sets of plans, drawn to scale in black line or blueprint, showing the:
 - ◆ shape and dimensions of the lot to be built upon or to be changed in its use,
 - ◆ exact location, size, and height of all buildings or structures (including fences) on the lot,
 - ◆ location of sidewalks, public streets, and curb cuts, and
 - ◆ location and dimensions of improved driveways and parking areas.

- Proof of payment of application fee.

Fee: Single Family Residential Use: \$200
 All Other Uses: \$200

FOR OFFICE USE ONLY	
Permit #: 2016-013	
Stamp here for "Date Received": <div align="center" style="border: 2px solid black; padding: 5px; font-weight: bold;">RECEIVED</div> MAR 24 2016 Received by: 03-24-16	
Deposit to Account #101-400-483.00 Stamp here for "Date Received": <div align="center" style="border: 2px solid black; padding: 5px; font-weight: bold;">RECEIVED</div> MAR 24 2016 Amount: 03-24-16	
Stamp here for "Approved/Date": Date:	

1. Property Information: Property Zoned: **RIC**

Street Address: Use Complete Street Address, e.g. 101 North Main Street 1014 FITCH STREET		Parcel Number 51-011-038-00
Zoning District ALBION	Parcel Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (describe)	

2. Owner Information:

Name: Include Contact Person If Applicable BRADLEY MACQUEEN		Phone 517-554-0860
Street Address: Use Complete Street Address, e.g. 101 North Main Street 1014 FITCH STREET	City, State Zip Code: ALBION, ME 49224	

3. Applicant Information:

Name: Include Contact Person If Applicable BRADLEY MACQUEEN		Phone 517-554-0860
Street Address: Use Complete Street Address, e.g. 101 North Main Street 1014 FITCH STREET	City, State Zip Code: ALBION, ME 49224	

4. Project Information:

Improvement Type <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Demolition <input type="checkbox"/> Relocation <input type="checkbox"/> Foundation Only <input type="checkbox"/> Change of Use Only <input type="checkbox"/> Other <i>Explain</i>	Proposed Use <input type="checkbox"/> Assembly <input type="checkbox"/> Retail <input type="checkbox"/> Factory <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Professional <input type="checkbox"/> Educational <input type="checkbox"/> Institutional <input type="checkbox"/> Two Family Residential <input checked="" type="checkbox"/> Accessory Structure Describe the exact nature of the proposed use: <p style="text-align: center;">GARAGE FOR SINGLE FAMILY HOUSEHOLD</p>
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Structural Frame <i>Check all that apply</i> <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other	Exterior Walls <i>Check all that apply</i> <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other
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Are there any structural assemblies that are fabricated off site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Street Frontage (feet)	55	Stories	1
Front Setback (feet)		Bed Rooms	N/A
Rear Setback (feet)		Full Bathes	N/A
Left Setback (feet)		Partial Bathes	N/A
Right Setback (feet)		Garages	1
Height Above Grade (feet)	1	Windows	4
New Residential Units	N/A	Fireplaces	N/A
Existing Residential Units	1	Enclosed Parking Spaces	2
Elevators/Escalators	N/A	Open Parking Spaces	N/A
Est. Start Date	5/1/16	Est. Finish Date	6/1/16
		Lot Area (sq. feet)	11,623
		Building Area (sq. feet)	1,206
		Parking Area (sq. feet)	N/A
		Living Area (sq. feet)	1,206
		Basement Area (sq. feet)	796
		Garage Area (sq. feet)	624
		Office/Sales Area (sq. feet)	N/A
		Service Area (sq. feet)	N/A
		Manufacturing Area (sq. feet)	N/A
		Estimated Building Value	20,000

5. Variance Request

Explain the exact nature of the variance requested, include reference to all relevant sections of the zoning ordinance. Explain how the proposed variance meets the criteria outlined by Section 30-79(e) of the Albion Zoning Ordinance. Use additional pages if necessary.

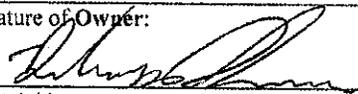
Section 30-79(e): No such variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, beyond reasonable doubt that all of the following facts and conditions exist:

- (1) That there are exceptional or extraordinary conditions applying to the property, that do not apply to other properties or classes of uses in the same zoning district.
- (2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity.
- (3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not impair the purposes of this ordinance or the public interest.
- (4) That the authorizing of such variance shall in no manner or guise be construed to mean a change of use, but shall mean only a variation or modification from the provisions of this chapter.

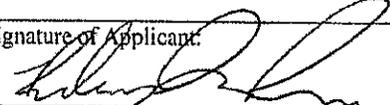
Due to having a shared driveway with 1012 Fitch Street, we need more parking. The current structure is in a declining state and is no longer stable. The current structure is 3 ft from the property line and we wish to keep that same distance to maintain our backyard space. The state of the current structure is endangering the neighbours garage at 1012 Fitch also.

6. Certification

I hereby certify that I am the owner of record of the named property, and I agree to conform to all applicable laws of this jurisdiction. In addition, I agree to allow members of the Zoning Board of Appeals and Planning Department staff to inspect the site as a part of the consideration of this request. I hereby affirm that if this variance is granted, I will comply with all general and specific special-use conditions required by the Planning Commission under the zoning ordinances. However, I retain the right to decline the variance if I find those conditions unacceptable. Finally, should a variance be granted, I shall apply for and receive all applicable permits before beginning any construction.

Signature of Owner: 	Phone 517-554-0860	Date 3/5/16
Street Address: 1014 FITCH STREET	City, State, Zip Code ALBION, ME 49224	

I hereby certify that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Applicant: 	Phone 517-554-0860	Date 3/5/16
Street Address: 1014 FITCH STREET	City, State, Zip Code ALBION, ME 49224	

For Planning Department Use Only

7. Evaluation and Determination

CORNERSTONE INSPECTION SERVICES

Mechanical Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Plumbing Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Electrical Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Residential Building Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Commercial Building Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Plans Examination	<input type="checkbox"/> YES	<input type="checkbox"/> NO

PUBLIC SERVICES

Right of Way	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Curb Cut	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Soil Erosion	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Sewer Connection	<input type="checkbox"/> YES	<input type="checkbox"/> NO

ZONING PERMIT

Site Plan	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Non-conformity	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Special Use	<input type="checkbox"/> YES	<input type="checkbox"/> NO

PUBLIC NOTICE

<i>Public Notice in Newspaper</i>	<i>Letter to Nearby Properties</i>	<i>Public Hearing Date</i>
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PUBLIC HEARING

<i>Zoning Board of Appeals Recommendation (In Favor, Opposed)</i>	<i>Date Applicant was Notified of ZBA Decision</i>
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PLANNING DEPARTMENT APPROVAL/DENY

<i>Signature</i>	<i>Date</i>
<i>Notes</i>	<i>Stamp</i>

Revised 01-05-15



CITY OF ALBION—APPLICATION FOR ZONING PERMIT

City of Albion Planning Department (517) 629-5535
Cornerstone Inspection Services (269) 729-9244

ALBION ZONING ORDINANCE
ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Section 30-23. Zoning Permit

(a) No land shall be used or occupied and no structure shall be designed, erected, altered or used hereafter until a zoning permit shall have been issued by the zoning inspector. It shall be the duty of the zoning inspector to issue a zoning permit, provided he is satisfied that the building, structure or premises, and the proposed use thereof, conform with all the requirements of this chapter. A zoning permit issued by the zoning inspector shall be required prior to the issuance of any building permit.

Application Instructions: Complete all applicable sections of this form. Type or use black ink. No application will be considered submitted or processed by the Planning Department until a complete application and all required documents are received.

Required Documents:

- Plot Plan or Site Plan as required (see handout materials)
Proof of ownership
Proof of payment for zoning permit application fee (see fee schedule invoice)

Residential and Commercial Application for Zoning Fee: \$35.00

FOR OFFICE USE ONLY
Permit #: 2016-012
RECEIVED
MAR 24 2016
BY: [Signature]
Received by: [Signature]

Deposit to Account #101-400-483.00
RECEIVED
MAR 24 2015
BY: [Signature]

Stamp here for 'Approved/Deny'
DENY
Date: 03-24-16

1. Property Information:

Property Zoned: RIC

Street Address: Use Complete Street Address, e.g. 101 North Main Street

1014 FITCH STREET

Parcel Number

51-011-038-00

Use Classification:

[X] Residential

[] Commercial fee:

[] Industrial fee:

[] New Construction fee: \$35

[] Existing Construction fee:

2. Owner Information:

Name: Include Contact Person If Applicable

BRADLEY MACQUEEN

Phone

517-554-0860

Street Address:

1014 FITCH STREET

City, State Zip Code:

ALBION, ME 49224

3. Applicant Information:

Name: Include Contact Person If Applicable

BRADLEY MACQUEEN

Phone

517-554-0860

Street Address:

1014 FITCH STREET

City, State Zip Code:

ALBION, ME 49224

Federal Employee ID Number/Social Security Number

380-08-3094

Workers Compensation Insurance Carrier

N/A

4. Plan Review Requirements

PLEASE ATTACH ADDITIONAL SHEETS TO ILLUSTRATE THE WORK BEING DONE. It is highly recommended that you show all public streets, sidewalks, and utilities that are near or will be affected by your project. For projects close to property lines, include any structures that may neighbor the property where the alteration will take place

5. Project Information: (Plot Plan is not required for projects that are only repair/replace.)

Estimated Start Date: <i>5/1/16</i>	Estimated Finish Date: <i>6/1/16</i>	Project Cost/Bid Price: <i>\$ 20,000</i>																		
<p>Application Request: <i>Check all that apply.</i></p> <table style="width:100%; border:none;"> <tr> <td><input checked="" type="checkbox"/> New Construction</td> <td><input type="checkbox"/> Relocation</td> <td><input type="checkbox"/> Home Occupation</td> </tr> <tr> <td><input type="checkbox"/> Addition</td> <td><input type="checkbox"/> Land Division</td> <td><input checked="" type="checkbox"/> Accessory Structure</td> </tr> <tr> <td><input type="checkbox"/> Foundation Only</td> <td><input checked="" type="checkbox"/> Variances</td> <td><input type="checkbox"/> Alteration</td> </tr> <tr> <td><input type="checkbox"/> Extraction/Fill/Grade</td> <td><input type="checkbox"/> Planned Unit Development</td> <td><input type="checkbox"/> Repair/Replace</td> </tr> <tr> <td><input type="checkbox"/> Fence(s)/Screening</td> <td><input type="checkbox"/> Change in Use</td> <td><input checked="" type="checkbox"/> Demolition</td> </tr> <tr> <td><input type="checkbox"/> Sign(s)/Billboard(s)</td> <td><input type="checkbox"/> Telecommunications</td> <td><input type="checkbox"/> Other</td> </tr> </table> <p>* Note, Describe Application Activity: <i>NEED TO DEMOLISH EXISTING STRUCTURE BUILD NEW STRUCTURE WITH VARIANCE DUE TO PROPERTY LINE CONSTRUCT NEW GARAGE WITH USED BULDER.</i></p>			<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Relocation	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Addition	<input type="checkbox"/> Land Division	<input checked="" type="checkbox"/> Accessory Structure	<input type="checkbox"/> Foundation Only	<input checked="" type="checkbox"/> Variances	<input type="checkbox"/> Alteration	<input type="checkbox"/> Extraction/Fill/Grade	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Repair/Replace	<input type="checkbox"/> Fence(s)/Screening	<input type="checkbox"/> Change in Use	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign(s)/Billboard(s)	<input type="checkbox"/> Telecommunications	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Relocation	<input type="checkbox"/> Home Occupation																		
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<input type="checkbox"/> Extraction/Fill/Grade	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Repair/Replace																		
<input type="checkbox"/> Fence(s)/Screening	<input type="checkbox"/> Change in Use	<input checked="" type="checkbox"/> Demolition																		
<input type="checkbox"/> Sign(s)/Billboard(s)	<input type="checkbox"/> Telecommunications	<input type="checkbox"/> Other																		
<p>Structure Frame: <i>Check all that apply</i></p> <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other		<p>Exterior Wall: <i>Check all that apply</i></p> <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other																		
Are there any structural assemblies that are being fabricated off site?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																		
Will there be heating, air conditioning, or ducting installed as a part of this project?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																		
Will this project include new or upgraded attachments to water or sewer facilities?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																		
Will this project include the installation of new electrical circuits or fixtures?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																		
Will this project change the footprint of the existing structure(s)?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																		
Manufactured/ Modular – Serial Number:																				

6. Site Plan Projects [As Required in Section 30-422 (1) (2)]

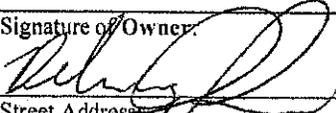
All Projects Regulated By Section (30-421)		
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mobile Home District	<input type="checkbox"/> Special Use Permits
<input type="checkbox"/> Commercial/Business	<input type="checkbox"/> Plats	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Industrial	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Other <i>SINGLE FAMILY</i>

7. Declarations and Certification

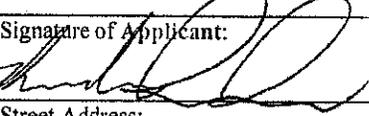
Applicants who wish to appeal the decision of the Zoning Administrator must do so in writing to the Planning Department within 10 days of receiving notification that the Zoning Permit has been denied. The Zoning Board of Appeals typically meets on the second Wednesday of each month and will seek to deal with all appeals in a timely fashion.

Remember to contact **Cornerstone Inspection Services** at (269) 729-9244 to see what building permits will be required for the project. Cornerstone Inspection Services will not issue an occupancy permit until all ZONING and BUILDING permits have been completed and approved by the appropriate authorities.

*I hereby certify that I am the **OWNER** of record of the named property and that I have authorized the proposed work. I further agree to conform to all applicable laws of this jurisdiction. If a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.*

Signature of Owner: 	Phone 517-554-0860	Date 3/5/16
Street Address: 1014 FITCH STREET	City, State, Zip Code ALBION, MI 49224	

I hereby certify that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Applicant: 	Phone 517-554-0860	Date 3/5/16
Street Address: 1014 FITCH STREET	City, State, Zip Code ALBION, MI 49224	

For Planning Department Use Only

8. Evaluation and Determination

CORNERSTONE INSPECTION SERVICES

Mechanical Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Plumbing Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Electrical Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Residential Building Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Commercial Building Permit	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Plans Examination	<input type="checkbox"/> YES	<input type="checkbox"/> NO

PUBLIC SERVICES

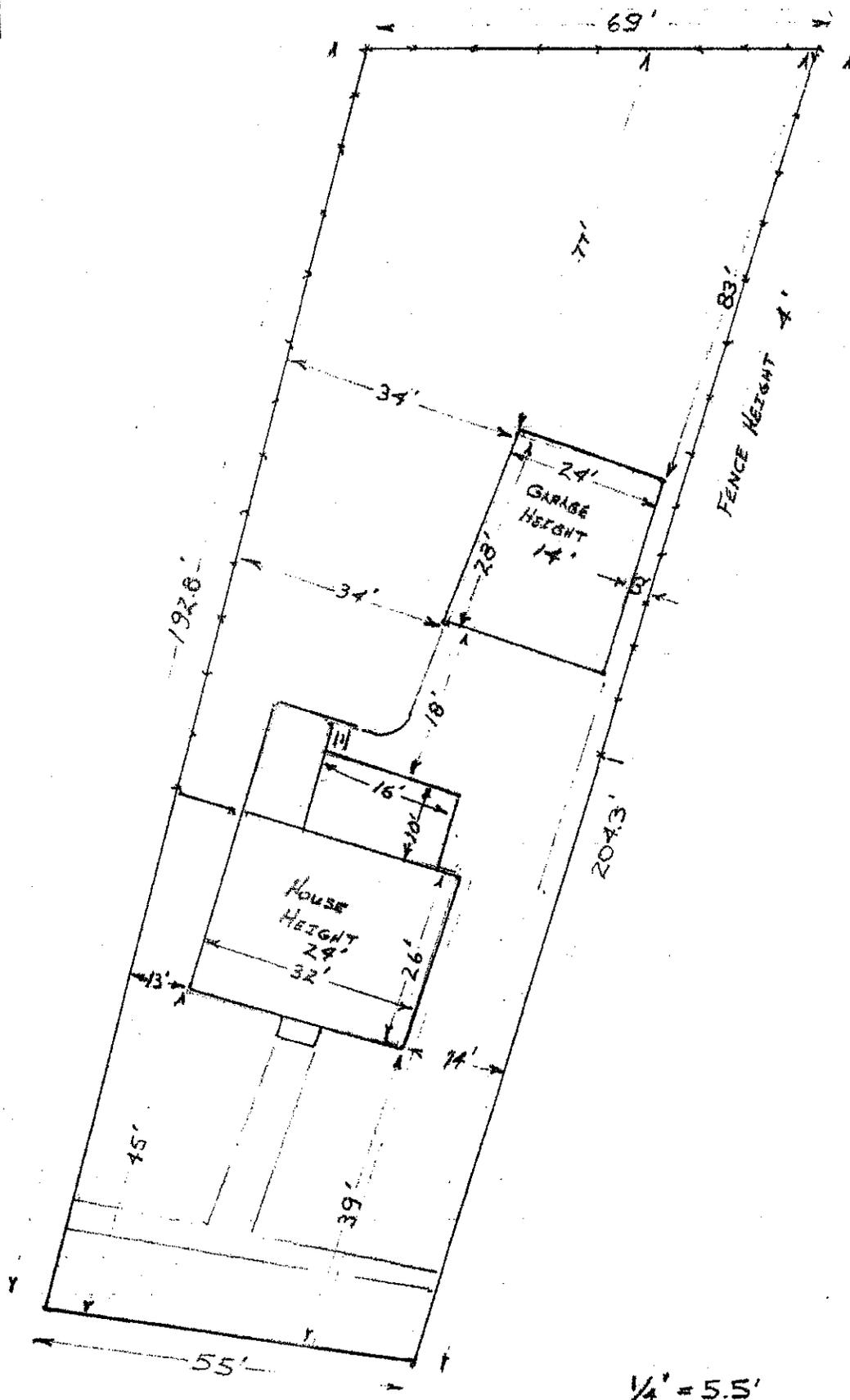
Right of Way	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Curb Cut	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Soil Erosion	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Sewer Connection	<input type="checkbox"/> YES	<input type="checkbox"/> NO

ZONING PERMIT

Site Plan	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Variance	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Non-conformity	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Special Use	<input type="checkbox"/> YES	<input type="checkbox"/> NO

PLANNING DEPARTMENT APPROVAL/DENY

Signature: 	Date: 03-24-16
Notes: Deny due to proposed structure not meeting min. required setback of 5ft.	Stamp: DENY



1/4" = 5.5'

1014 FITCH ST.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/07/2016 12:02 PM

Parcel:	51-011-038-00	Current Class:	401.401 RESIDENTIAL
Owner's Name:	MACQUEEN BRADLEY	Previous Class:	401.401 RESIDENTIAL
Property Address:	1014 FITCH ST ALBION, MI 49224	Gov. Unit:	51 ALBION CITY
		MAP#	
		School:	13010 ALBION PUBLIC SCHOOLS
		Neighborhood:	003 003-FITCH
Liber/Page:	3639/834	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road. Storm Sewer. Sidewalk. Water. Sewer. Electric. Gas. Curb. Street Lights		
Topography:	Level		
Mailing Address:	Description:		
MACQUEEN BRADLEY 1014 FITCH ST ALBION MI 49224	ALBION CITY, ASSESSORS PLAT # 1 SHERIDAN HEIGHTS ADDITION LOT 38.		

Most Recent Sale Information

Sold on 08/10/2011 for 25,000 by ANDERSON ELLSWORTH M.

Terms of Sale: MATHIEU-GAST

Liber/Page: 3639/834

Most Recent Permit Information

Permit PB13-0033 on 04/22/2013 for \$0 category NEW DECK.

Physical Property Characteristics

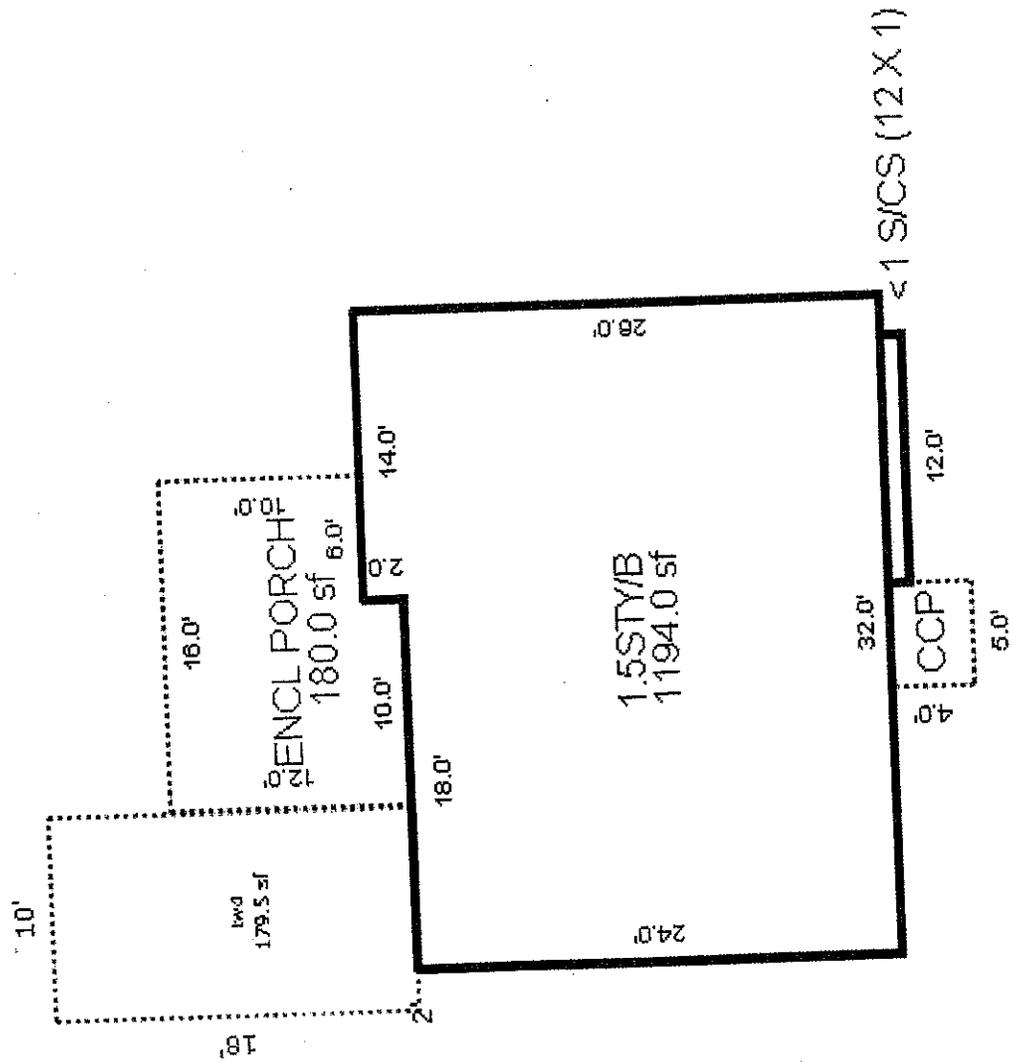
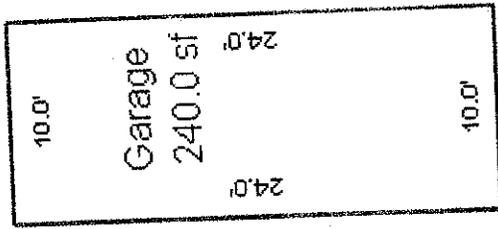
2016 S.E.V.:	20,300	2016 Taxable:	15,183	Lot Dimensions:	
2015 S.E.V.:	18,500	2015 Taxable:	15,138	Acreage:	0.27
Zoning:	R1C	Land Value:	5,668	Frontage:	59.0
PRE:	100.000	Land Impr. Value:	888	Average Depth:	197.0

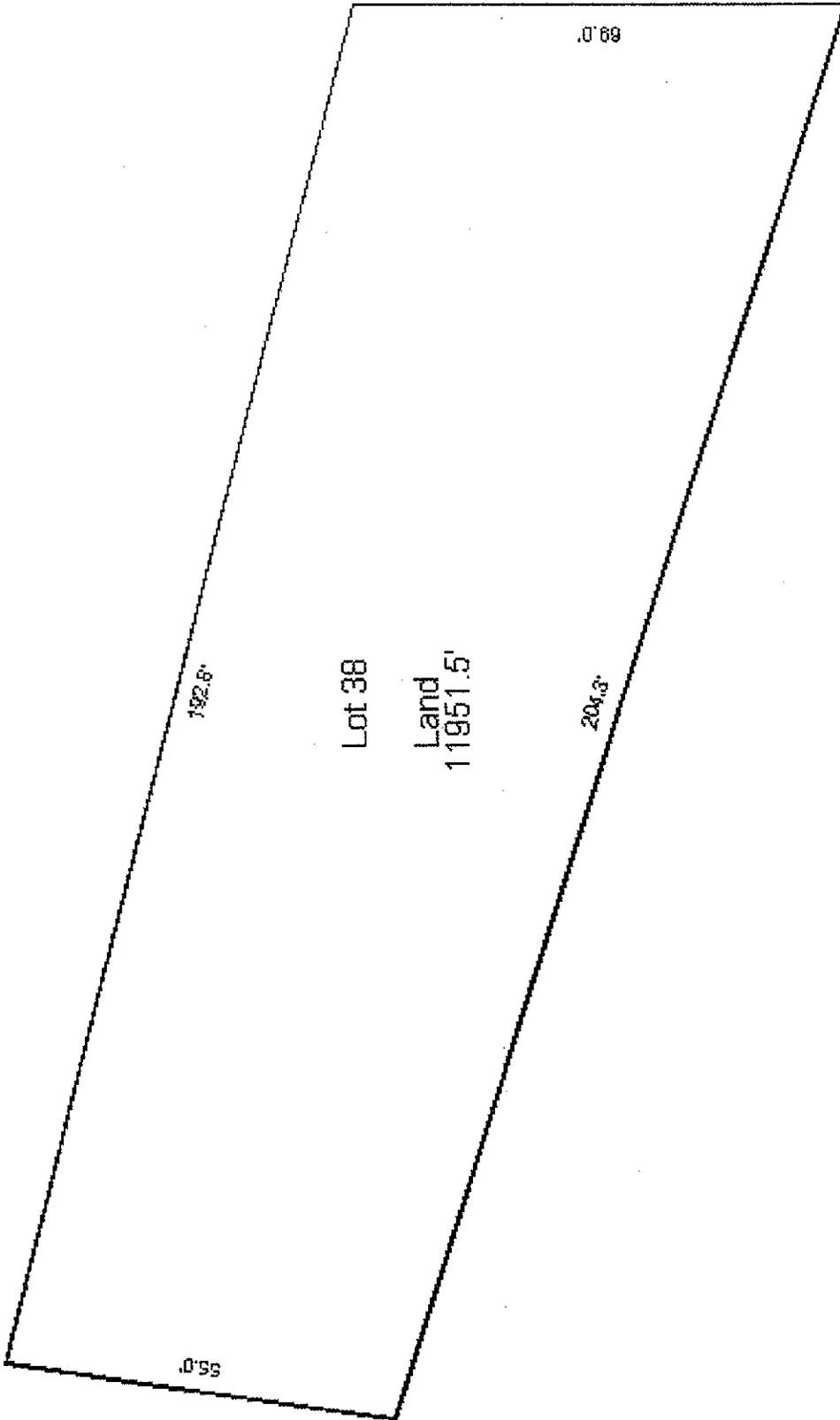
Improvement Data

of Residential Buildings: 1
Year Built: 1949
Occupancy: Single Family
Class: CD
Style: 1.25 STY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,206
Ground Area: 808
Garage Area: 240
Basement Area: 796
Basement Walls: Block
Estimated TCV: 34,035

Image





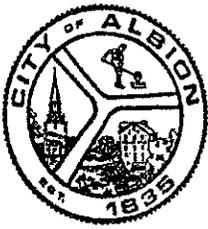


FITCH ST

Sketch by Apex IV™

51-011-038-00

1014 FITCH ST



City of Albion
Planning, Building, Code Enforcement

112 W. Cass Street
Albion, Michigan 49224

Email: jtracy@cityofalbionmi.gov
Office: (517) 629-7189
Fax: (517) 629-7454

NOTICE

Bradley Macqueen
1014 Fitch St.
Albion, Michigan 49224

Reference: Proposed garage – zoning

March 28, 2016

Dear Mr. Macqueen,

As you already know the application for zoning permit to erect proposed garage closer to side yard property line on south side of premises then the required five (5) foot setback has been denied, zoning application #2016-012.

Your application for a zoning variance #2016-013 has been processed. Zoning Board of Appeals (ZBA) will meet to hear your case on Tuesday, April 12, 2016, at 5:30 p.m., in the city council chambers located on the upper level of city hall, 112 W. Cass Street, Albion. A public hearing will also be held on said date and time for all concerned citizens to express their opinions on this matter, as public input is an important element in the board's deliberation.

To comply with the American Disabilities Act. (ADA), any citizen requiring accommodations to attend this meeting, and or obtain this notice in alternative formats, can contact the City Manager's office at (517) 629-5535 at least five (5) business days prior to the meeting.

If you have any questions or need additional information, please do not hesitate to contact me.

Respectfully

John Tracy
Director of Planning, Building, Code Enforcement

C.c.: File



City of Albion
Planning, Building, Code Enforcement
112 W. Cass Street
Albion, Michigan 49224

PUBLIC NOTICE

CITY OF ALBION

The Albion Zoning Board of Appeals will hold a public hearing on Tuesday, April 12, 2016 at 5:30 p.m. in the City Council Chamber at City Hall, 112 W. Cass Street, Albion, Michigan to take public comment concerning the following proposed variance.

1. Bradley Macqueen, property owner of 1014 Fitch Street. Variance is requested by Mr. Macqueen for an accessory structure/garage to be erected on the south side of the premises without meeting the required side yard setback of five (5) from property line. New accessory structure/garage is proposed to be erected on the south side of the premises in place of an existing accessory structure/garage (*structure proposed to be demolished*) which currently does not meet required side yard setback of five (5) feet.

All Concerned citizens are encourage to be present at this meeting to express their opinions on this matter, as public input is an important element in the Board's deliberations.

To comply with the American Disabilities Act. (ADA), any citizen requiring accommodations to attend this meeting/function, and or obtain this notice in alternative formats, please contact the City Manager's office at (517) 629-5535 at least five (5) business days prior to the meeting/function.

Copies of information on the proposed variance are available in the City Manager's office Monday-Friday from 8:00 a.m. to 5:00 p.m.... Written comments or suggestions regarding this matter are also welcome and should be directed to the Planning & Building office at City Hall by no later than April 12, 2016.

John Tracy
Director of Planning, Building, Code Enforcement
City of Albion
Office: 517-629-7189

ARTICALE III. DISTRICTS GENERALLY

Section 30-104. Accessory buildings. *(Amended - Ordinance No. 2010-04)*

(1) General

- (a) An accessory building may be erected detached from the use by right building or it may be erected as an integral part of use by right building. When erected as an integral part of such use by right building it shall comply in all respects with the requirements of this chapter applicable to the use by right building.
- (b) No accessory building may be used for human habitation.
- (c) The distance between detached accessory buildings or garages and the principal building or buildings shall not be less than ten (10) feet. Accessory buildings or garages may be considered as attached to the principal building when the distance between structure is solidly covered by a breezeway, portico, covered colonnade or similar architectural device.

(Code 1980, §20.6-6; Ord. No. 1985-10, § 2, 6-3-85)

(2) Residential accessory building.

- (a) The total combined floor space of the accessory building(s) on a lot shall not exceed the limits set in the following schedule:

<u>Lot Size</u>	<u>Accessory Structure(s) Size</u>
0 – 8,712 SF	1,000 SF
8,713 – 13,200 SF	1,200 SF
13,201 – 17,424 SF	1,400 SF
Over 17,424	1,600 SF

- (b) Detached accessory structures shall not be nearer to the side lot line or rear lot line than five (5) feet.
- (c) The height of a detached accessory structure shall not exceed eighteen (18) feet or the height of the principal structure up to 35 feet.
- (d) A detached accessory structure shall be located in the side or rear yard. For a corner lot, the front yard shall be the side of the principal structure containing the main entrance to the structure. When this is not obvious, then the street address shall determine the front yard. In no case shall the detached accessory structure project into the front yard area further than the principal structure.

(e) A detached accessory structure(s) shall not occupy more than forty (40) percent of the total rear yard area.

Section 30-105. Reduction or occupation of required area or space.

No lot, yard, parking area or other space shall be reduced in area or dimension so as to make said area or dimension less than the minimum required by this chapter. No part of a yard, provided about, or for, any building or structure for the purpose of complying with the provisions of this chapter, shall be included as part of a yard for another building or structure, nor shall such yard be used for the display, hire, sale, outside storage or repair of merchandise.

(Code 1980, § 20-6-7)

Section 30-134. Lot area, yard and height requirements.

The lot area, yard and height requirements shall be as follows (for exceptions see Article V of this chapter):

	R1-A	R1-B	R1-C
Minimum usable floor area, square feet...	1500	1000	750
Maximum yard coverage, per cent...	35	35	35
Minimum required setback:			
Front, feet...	25	25	25
One side, feet...	10	10	6
Both sides, feet...	20	20	16
Rear, feet...	25	25	25
Maximum height, feet...	35	35	35
Stories...	2 1/2	2 1/2	2 1/2
Minimum lot area, square feet...	12000	9000	7500
Minimum lot size, feet...	100	75	60

(Code 1997, § 20.7.3)

Section 30-135. Signs. *See chapter 64 Signs.*

The provisions of Article V, Division 4 of this chapter shall be in full force and effect in this district.

(Code 1997, § 20.7-4)

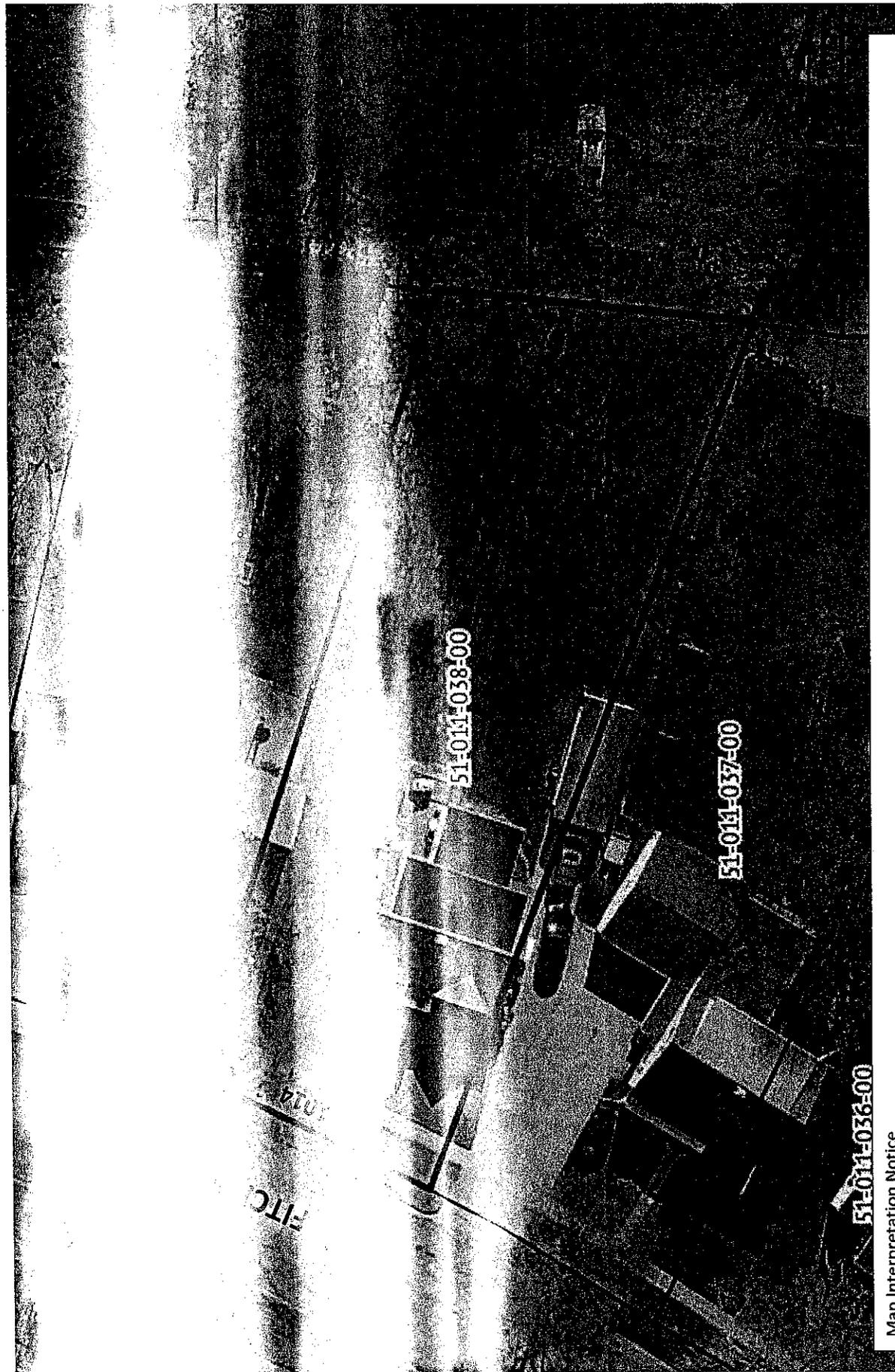
Section 30-136. Off-street parking requirements.

The provisions of Article V, Division 2 of this chapter shall be in full force and effect in this district.

(Code 1997, § 20.7-5)

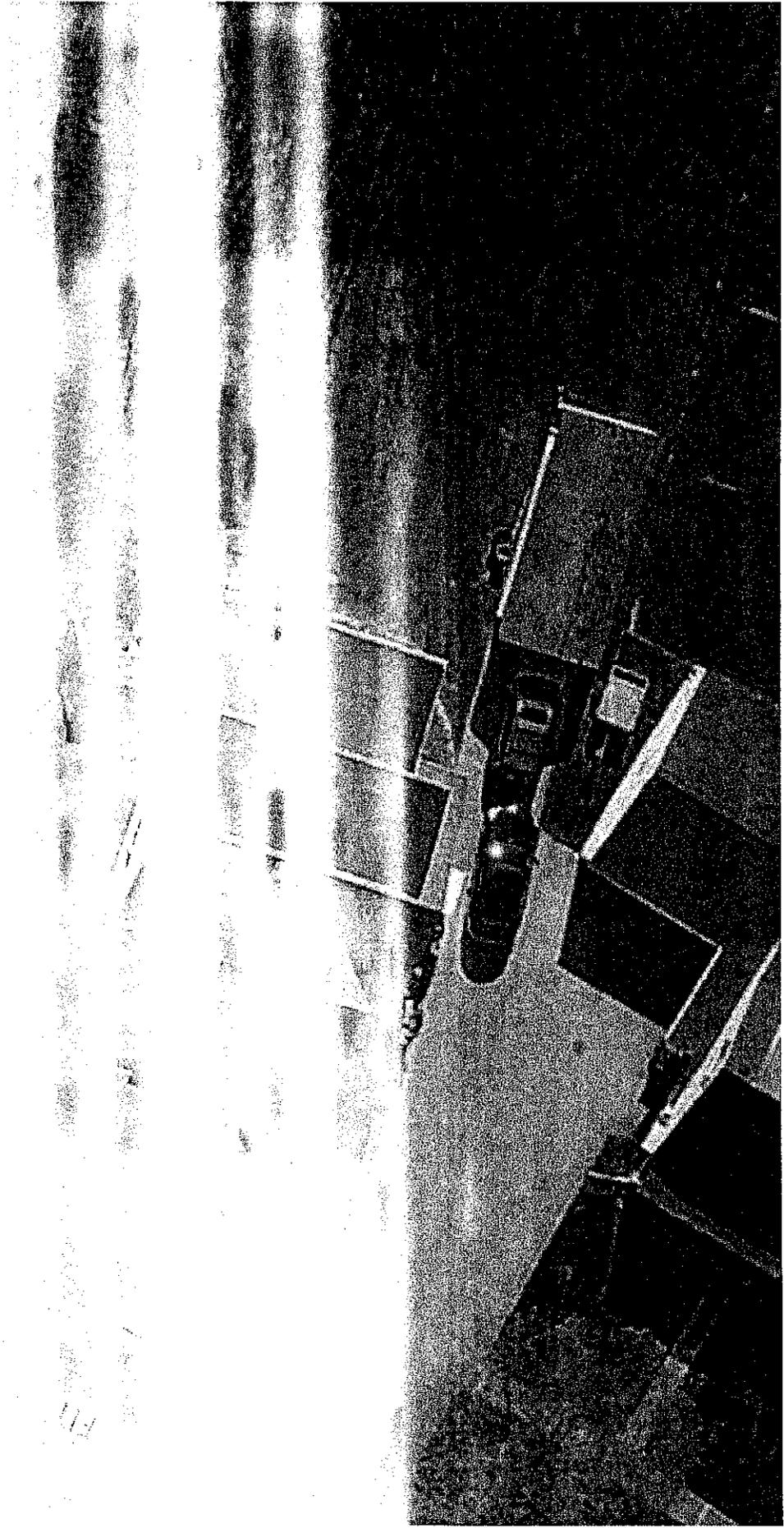
Section 30-137--30-145. Reserved.

1014 Fitch Street, Parcel Number 51-011-038-00



Map Interpretation Notice
Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor.

1014 Fitch Street, Parcel Number 51-0111-038-00



RESOLUTION 2016-20

M-99 (Superior St) Four to Three Lane Conversion

Background: The Michigan Department of Transportation has scheduled a \$4 million reconstruction of M-99 (Superior Street) within the downtown of the City of Albion in 2017. The project includes the replacement of the bricks, concrete base, subbase, curb and gutter, storm sewer system, water main, sidewalk, and trees.

The Michigan Department of Transportation recommends that M-99 (Superior Street) be converted from its existing four lane configuration to a three lane configuration. The three lane configuration would have a single northbound travel lane, a single southbound travel lane, and a center left turn lane, with an additional 5.5 ft buffer between the travel lanes and the parking lanes. Four to three lane conversion have been completed on several roads in the area and provide significant safety improvements for both motorist and pedestrians. A traffic analysis concluded that the M-99 (Superior St) would operate at an acceptable level of service with the three lane configuration because of the relatively low traffic volumes and addition of a center left turn lane.

A public open house was held at the Albion Public Library on March 21, 2016 to discuss the project and the four to three lane conversion. It was well attended with much support for the four to three conversion.

Council member Krause moved, and was supported by Council member Decker to approve the following resolution.

Resolved: The City of Albion supports the Michigan Department of Transportation's recommendation to convert M-99 (Superior Street) from its existing four lane configuration to a three lane configuration with the reconstruction project scheduled in 2017.

I hereby certify that the above resolution was adopted on April xx, 2016, in a regular session of the Albion City Council and that this is a true copy of that resolution.

Ayes 6

Nays 0

Absent I- Domingo



Jill Domingo, City Clerk

RESOLUTION 2016-21

M-99 (Superior Street) Reconstruction - Closing of Access to Alleys

Background: The Michigan Department of Transportation has scheduled a \$4 million reconstruction of M-99 (Superior Street) within the downtown of the City of Albion in 2017. The project includes the replacement of the bricks, concrete base, subbase, curb and gutter, storm sewer system, water main, sidewalk, and trees.

It was recommended by Albion Chief of Public Safety, Scott Kipp that access to the alleys located between Cass & Center and Porter & Erie be removed from M-99 for safety reasons. It was cited that the intent is for the alleys to become pedestrian paths between the parking lots located behind the businesses on M-99 (Superior Street) and the front entrances to the businesses.

Council member Barnes moved, and was supported by Council member Krause, to approve the following resolution.

Resolved: The City of Albion requests that the Michigan Department of Transportation close access to the following alleys from M-99 (Superior Street) with the reconstruction project scheduled in 2017:

1. Between Cass & Center (west side of M-99)
2. Between Porter and Erie (west side of M-99)

I hereby certify that the above resolution was adopted on April xx, 2016, in a regular session of the Albion City Council and that this is a true copy of that resolution.

Ayes 6

Nays 0

Absent 1- Domingo



Jill Domingo, City Clerk

RESOLUTION 2016-22

M-99 (Superior Street) Reconstruction
City of Albion Transportation Alternatives Program Grant Application Request

Background: The Michigan Department of Transportation has scheduled a \$4 million reconstruction of M-99 (Superior Street) within the downtown of the City of Albion in 2017. The project includes the replacement of the bricks, concrete base, subbase, curb and gutter, storm sewer system, water main, sidewalk, and trees.

A Transportation Alternatives Program (TAP) Grant application has been prepared and reviewed to fund the bricks, sidewalks, sidewalk ramps, trees, tree grates, and items related to the parking lanes on M-99 (Superior Street). The Michigan Department of Transportation requests that the City of Albion pay the federal match for the items related to the parking lanes, approximately 20% or \$23,347, as required for the grant. The City of Albion will be required pay 100% of the cost for items related to the parking lanes without the TAP Grant.

Council member Barnes moved, and was supported by Council member Krause, to approve the following resolution.

Resolved: The City of Albion requests the Michigan Department of Transportation Marshall TSC Office to apply for an Transportation Alternative Program (TAP) Grant to fund the bricks, sidewalks, sidewalk ramps, trees, tree grates, and items related to the parking lanes on M-99 (Superior Street) on behalf of and in cooperation with the City of Albion. In addition, the City of Albion agrees to pay the federal match for the items included in the TAP Grant required to construct the parking lanes on M-99 (Superior Street), estimated at \$23,347.

I hereby certify that the above resolution was adopted on April 4, 2016, in a regular session of the Albion City Council and that this is a true copy of that resolution.

Ayes 6

Nays 0

Absent 1- Domingo



Jill Domingo, City Clerk

RESOLUTION 2016-23

**M-99 (Superior Street) Reconstruction
City of Albion Water Main Replacement**

Background: The Michigan Department of Transportation has scheduled a \$4 million reconstruction of M-99 (Superior Street) within the downtown of the City of Albion in 2017. The project includes the replacement of the bricks, concrete base, subbase, curb and gutter, storm sewer system, water main, sidewalk, and trees.

The water main located under M-99 (Superior Street) is thought to have been constructed in the 1940's and is in need of replacement. Repairs to the water main are costly and cause damage to the roadway. If replaced with the M-99 (Superior Street) reconstruction project, the water main replacement is eligible for Federal Funds.

The Michigan Department of Transportation conducted a water main relocation/replacement study and recommends that the water main be replaced as part of the M-99 (Superior Street) reconstruction project. The replacement would include the main, hydrants, and leads up to the curb stop box. The City of Albion would be responsible for 50% of the non-federal costs, approximately 10% of the total cost for design and construction (estimated at \$46,200). Billing would be based on actual costs.

Item	Estimate	City Cost (10%)
Engineering	\$25,000	\$2,500
Construction	\$380,000	\$38,000
Construction Engineering (15% of Construction cost)	\$57,000	\$5,700
Totals	\$462,000	\$46,200

Council member Barnes moved, and was supported by Council member Decker to approve the following resolution.

Resolved: The City of Albion supports the Michigan Department of Transportation's recommendation to replace the water main within the project limits of the M-99 (Superior Street) reconstruction and agrees to pay 10% of the design, construction, and construction engineering costs, estimated at \$46,200. The City of Albion understand this is an estimated amount and billing will be based on actual costs.

I hereby certify that the above resolution was adopted on April 4, 2016, in a regular session of the Albion City Council and that this is a true copy of that resolution.

Ayes 6

Nays 0

Absent 1- Domingo

Jill Domingo
Jill Domingo, City Clerk

INFORMATION ONLY

From: Albion College [<mailto:collegeevents@albion.edu>]

Sent: Tuesday, March 29, 2016 3:34 PM

Subject: Save the Date: Hotel Groundbreaking Ceremony & Celebration



SAVE THE DATE

Hotel Groundbreaking Ceremony and Celebration

Downtown, Albion

Thursday, May 12, 2016 - 10:30 a.m.



Albion College

For more information, please contact the Office of College
Events at collegeevents@albion.edu or 517/629-0448.