

Aug 19, 2021, Dollar General Public Hearings

Agenda
Keweenaw County Zoning Board of Appeals
August 19, 2021
4:00 PM

Call to Order: 4:02 Mark

Roll Call: ✓ Mark Ahlborn, Chair ✓ Marty Faassen, Vice-Chair
✓ Steve Siira ✓ Leslie duTemple
✓ Frank Kastelic Dan Yoder. ALT
✓ Harvey Desnick ALT
✓ Ann Gasperich ZA

Members excused: - all present

Pledge of Allegiance: was recited

Agenda Approval and Additions: for delegations minutes approval to
October meeting

Minutes from June 3, 2021 Public Hearing for Borlee, Fortin, and Nordstrom.

Guests: all guest introduced themselves

Open Public Hearing Rusty Doss, Overland Engineering, LLC for Dollar General, 2799 US Hwy 41, Allouez Township, Keweenaw County.

Request for a variance of the number of required parking spaces from 57 to 35.

Applicant Comment:

Public Comment -- Property Owners within 300' **

In Support -

In Opposition -

Written Comments Property Owners within 300' read by ZA

In Support - ~~Tim and Nancy Baroni~~

In Opposition - ~~Karen Eldevick~~

Public Comment from Interested or affected persons/organizations**

In Support -

In Opposition -

Written Comments from Interested or affected persons/organizations

In Support - ~~Charles/Jane Miller, Grant Township Tyler/Jessica Harju~~

In Opposition -

ZBA Questions through the Chairman --

Close Public Hearing 4:14

New Business: Discussion, documentation, and determination of the Dollar General Findings of Fact

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Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

A. *Strict compliance with the Ordinance would unreasonably prevent the owner from using the for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome

Comments

Does this support the variance

The burden would be on the neighbors not necessarily the applicant.
This doesn't prevent them from building -

B. *The problem is due to a unique circumstance of the property

Comments

Does this support the variance

C. The Specific conditions relating to the property are no so general or recurrent in nature in the zoning district so as to require an amendment to the zoning ordinance instead of a variance.

Comments

Does this support the variance

D. *The problem was not created by the action of the applicant.

Comments

Does this support the variance

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- E. Granting of the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located.

Comments

Does this support the variance

- F. The required variance will relate only to the property under the control of the applicant

Comments

Does this support the variance

- G. The non-conforming dimensions of other lands, structures, or building in the same zoning district shall not be considered grounds for the issuance of a variance.

Comments

Does this support the variance

- H. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.

Comments

Does this support the variance

- I. *The variance would do substantial justice to the applicant as well as to other property owners in the district.**

Comments

Does this support the variance

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J. The granting of the variance will ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice applied.

Comments

yes

Does this support the variance

yes

K. The requested variance shall not amend the permitted uses of the zoning district in which it is located.

Comments

it does not

Does this support the variance

yes

Motion by Kastelic Seconded by Faassen to

Affirm the Variance Request of Dollar General for limiting the number of required parking spaces to 35.

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

yes Ahlborn
yes Faassen
yes duTemple
yes Siira
yes Kastelic

Signature



Signature



Signature

Signature



Signature



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Public Comment

Commissioners Comment

Next Meeting: October 7, 2021 at 4:~~30~~ or as called by the Chairman.

Motion to adjourn

4:31 Marty -

Keweenaw County Planning Commission
Public Hearing and Regular Meeting
Tuesday June 29, 2021 4:00 PM

Name	Property Located	Support/Opposed - Comments
Bill Eddy	13266 19-26	SUPPORT
STEVEN SIRA		