

ZONING BOARD OF APPEALS

November 7, 2024

The meeting was called to order by Charlotte Ignash at 9:00 a.m.

Roll Call: Charlotte Ignash, Ken Rathje and James Smith.

Others Present: Secretary Kristen Maust and Building and Zoning Inspector Terry Kelly.

MOTION by Rathje and second by Smith to approve the minutes from the August 21, 2024 meeting, all ayes, **motion carried.**

Public hearing -

Chairman Ignash read the variance request, **File# 2024-2**, from petitioner, Bethann Bowles, on behalf of KWCB Investments, located at 6540 Main St., Caseville, MI.

Date application filed: **10-16-24**

Date Notice of Hearing mailed to petitioner: **10-16-24**

Notice of Hearing in Newspaper: **TRIBUNE** Date: **10-16-24**

Notice of Hearing to Utility Companies: **10-16-24**

Notice of Hearing to residents within 300' of site: **10-16-24**

Distributed to Board Members: **10-30-24**

Reading of Variance Request –

KWCB Investments request for parking variance at 6540 Main St., Caseville MI.

Presentation by Petitioners –

KWCB Investments is requesting a variance for parking for an outdoor restaurant/bar located at 6540 Main St., Caseville MI. KWCB Investments explained that Caseville is a walking town and the property for the restaurant/bar does not provide enough space for ample parking.

Public Comments –

Steve Louwers, from the Caseville Harbor Commission, stated that they should have plenty of parking, but does have some concerns with the existing signage, regarding one-way streets and suggested that KWCB would work with the Harbor on improving or adding additional signs. He mentioned that most boaters are out of the area after 6 P.M. Jerry Wroblewski, from the Harbor Commission, agrees with Louwers that Caseville is a walking town. He mentioned having some signs lower and more visible to help with the traffic flow.

Correspondence - None

Board Member Questions-

Smith is opposed to the Drive-thru, he thinks it will cause traffic backups, and eliminating it would give them additional parking. He asked Bowles when they bought the property if they had the plan of a drive-thru, or was it an afterthought. He has concerns with the public not obeying the one-way signage as of now and the drive-thru would only cause more issues. His suggestion to Bowles is to purchase the road right away from the city to add additional parking. Smith would like Bowles to be responsible for any traffic issues that may occur. The Building/Zoning Inspector, Kelly, explained to Smith that with the drive-thru, there would be ample space for Harbor patrons to maneuver through the location.

Rathje asked what the business hours would be, and just like the previous business that was there prior, use the Harbor lot for additional parking after 6 P.M. He suggested they could move their shipping containers across the road at their other business to allow for more parking. Rathje agrees that if Bowles purchased the city's road right away would help with additional parking.

Ignash said that eliminating the drive-thru would not make a difference for parking. She also mentioned that many businesses in town do not have enough parking, so this would not be any different in a walking town. She has concerns about not knowing the purchase price of the city's road right away.

Smith said that he spoke to some Council members and that if Bowles submits an offer there should be no problem compromising a price.

Close of Public Hearing

Open and Call to Order Regular Meeting

Old Business – none

New Business –

Consideration of a request for parking variance.

MOTION by Rathje and second from Ignash to approve the parking variance request by KWCB Investments, to approve a parking variance, located at 6540 Main St., Caseville, MI. **MOTION** approved. 2-1, Smith opposed.

MOTION by Smith and second by Rathje to recommend that KWCB Investments purchase the city's road right away and provide the necessary signage needed for traffic control. All ayes, **motion carried.**

MOTION by Rathje and second by Ignash to adjourn at 9:38 a.m.

Kristen Maust, Secretary

