

MINUTES

I. Public Hearing I - Call to Order

Lietz called the Public Hearing to order at 6:02 p.m.

II. Public Hearing I - Roll Call

PRESENT: Jason Lietz, Sean Denison, Mark Nixon, Dan Vigansky

ABSENT: None

STAFF: Richard Murphy, Barbara Pitcher

GUESTS: Joe Carter, Tim Carrigan, Jen Tabor, Laurel Ellerbrook, and other members of the public

III. Public Hearing I - Opening of Hearing

The purpose of this public hearing is to hear the Request for Use Variance at 101 Terre Coupe Rd. from property owner Joe Carter.

IV. Public Hearing I - Announcement of the Rules of the Hearing

Lietz read the rules of the hearing.

V. Public Hearing I - Presentation by the Applicant

Joe Carter stated he purchased the 101 Terre Coupe as an investment property. Tim Carrigan is looking for property for a cafeteria kitchen. The property has been cleaned and has a lien that is cannot be used as a fuel station again. Carter would like to keep it as a rental and commercial property. Garage bays will hold 3-4 vehicles and would have 1-2 outside on a regular basis. Purchased as commercial property. Carrigan will lease for food prep and retail take-out. There is a 5-car driveway for the house off of Terre Coupe. Renters are fine with the proposed use.

VI. Public Hearing I - Presentation by the Opposition

Marily Gary spoke in favor and said she would love to have a place within walking distance to eat.

There were no other speakers for or against. There was no correspondence for or against.

VII. Public Hearing I - Applicant's Rebuttal

No rebuttal necessary.

VIII. Public Hearing I - Closing of Hearing

IX. Public Hearing II - Call to Order

Lietz called the Public Hearing to order.

X. Public Hearing II - Roll Call

PRESENT: Jason Lietz, Sean Denison, Mark Nixon, Dan Vigansky

ABSENT: None

STAFF: Richard Murphy, Barbara Pitcher

GUESTS: Joe Carter, Tim Carrigan, Jen Tabor, Laurel Ellerbrook, and other members of the public

XI. Public Hearing II - Opening of Hearing

The purpose of this public hearing is to hear the Request for Use Variance at 502 Claremont St. (Old Stark School) from prospective owner Jen Tabor.

XII. Public Hearing II - Announcement of the Rules of the Hearing

Lietz stated the same rules apply to this hearing.

XIII. Public Hearing II - Presentation by the Applicant

Tabor sate she wanted to provide an opportunity for youth by creating a multi-purpose community center including instruction and activities related to music, dance martial arts, etc. It can also serve as an event center, art studio, vocational training center, retail space. She would like to dedicate the entire lower level of the building to daycare. That space has a gym, kitchen, storage, handicap access, and a fenced area. She has plans for an administrative office, photo studio/rehearsal space. Areas on the site plan listed as Residential A & B would be used to host Artists in Residence. Currently, this is a blighted property that can no longer be used for its original purpose. The Buchanan Arts & Music Center would be an effective mixed-use rather than residential.

XIV. Public Hearing II - Presentation by the Opposition

Laurel Ellerbrook who lives directly next door asked about parking but likes the idea.

Letters of support were submitted from Michigan Gateway Foundation and Buchanan Community Schools.

XV. Public Hearing II - Applicant's Rebuttal

Tabor discussed the number of parking spots and their locations, a total of 46 spaces, including 2 handicap spaces. Overflow parking is for ball games already uses their lot but could use the ElectroVoice lot. Tabor has a signed purchase agreement and can close in 30 days. She also indicated she would add fencing to protect the windows from the ball field and plans o do a period restoration of the building.

XVI. Public Hearing II - Closing of Hearing

Lietz closed the hearing.

XVII. Regular Meeting - Call to Order

Lietz called the regular meeting to order and led the Pledge of Allegiance.

XVIII. Roll Call

PRESENT: Jason Lietz, Sean Denison, Mark Nixon, Dan Vigansky

ABSENT: None

STAFF: Richard Murphy, Barbara Pitcher

GUESTS: Joe Carter, Tim Carrigan, Jen Tabor, Laurel Ellerbrook, and other members of the public

XIX. Approve Agenda

Amend the agenda to strike items XXII, XXIII, XXIV, and XXVII,

Motion made by Denison, Seconded by Nixon to approve the agenda as amended. Voice vote carried unanimously.

XX. Public Comment - Agenda Items Only (3-minute limit)

XXI. Consent Agenda (can be approved all in one motion, for general housekeeping items)

Removed from agenda.

XXII. Reports by: Departments, Committees, Boards

Removed from agenda.

XXIII. Unfinished Business

Removed from agenda.

XXIV. New Business

A. Request for Use Variance at 101 Terre Coupe Rd from Property Owner Joe Carter.

Murphy summarized the written staff report. What the applicant is trying to do makes less of a disruptive or intensive use than the previous use. It is close to downtown, has commercial curb appeal and this is a creative solution for an unused property. Murphy gives a favorable recommendation.

Motion made by Vigansky, Seconded by Denison to approve the mixed-use variance for 101 Terre Coupe Rd. accepting the staff report as findings of fact. Roll call vote carried unanimously.

B. Request for Use Variance at 502 Claremont St. (Old Stark School) from Prospective Owner Jen Tabor

Murphy summarized the written staff report. The proposed use will be less intensive than the original use. The property can no longer be used as a school and is zoned residential.

Denison spoke regarding the needs of parents for a facility like this for their children.

Motion made by Vigansky, Seconded by Denison to approve the use variance for 502 Claremont St. accepting the staff report as findings of fact. Roll call vote carried unanimously.

XXV. Public Comment - Non-Agenda Items Only (3-minute limit)

None

XXVI. Executive Comments

Removed from agenda.

XXVII. Adjourn