

**City of St. Ignace  
Zoning Board of Appeals Proceedings  
(Official)**

A meeting of the Zoning Board of Appeals was held on Tuesday, July 19, 2022, in the City Council Chambers as a hybrid attendance meeting with Zoom video conference available. The meeting was called to order at 6:30 p.m. by Chairman Arnold.

**Present:** Jon Arnold, Ken Hardy, Steve Dufresne, Tom Tarnutzer, Kayla Pelter, and Clyde Hart.

**Absent:** Walt Wilhide and Luke Paquin.

Mr. Wilhide's absence was excused due to being out of town. Mr. Paquin's absence was excused due to work obligations.

**Staff Present:** Assistant to the City Manager Stephanie Baar, Building Inspector Brian Olsen, and City Manager Darcy Long.

Meeting called to order at 6:34 p.m.

**Approval of Agenda:**

It was moved by Councilmember Pelter, seconded by Mr. Hardy, to approve the agenda. Motion carried unanimously.

**Approval of Minutes:**

It was moved by Mr. Hardy, seconded by Mr. Tarnutzer, to approve the minutes as presented. Motion carried unanimously.

**Public Hearings:**

**A. Storage Units on Parcel ID #052-700-014-00**

Prospective property owner requests details from the board on the reasons for the variance denial at the previous meeting. The board expresses their concerns over road width and the lack of support from neighboring property owners.

Attempting to address the road width concerns, Mr. Swope offers to gift some of the land to the City in order to make the road wider. Councilmember Pelter notes that it would be outside of the board's purview to enter into such an agreement. It is noted that the road was abandoned by resolution of the City Council in 2018.

Mr. Arnold states that, per the zoning ordinance, any appeal of a ZBA decision should be directed to the circuit court, not revisited by the board. The variance request will stand as denied.

**B. 298 Goudreau**

Presentation from property owners. Currently, two units are operated within this home. The property owner argues that it would present a hardship to them if they are not able to continue to operate their units as they have been. Regarding concerns over the appearance of the property, the owner distributes photos of neighboring properties in poor condition. The property owner states that his attorney advised him that since they had been operating these

units for 7 years with no objection from the City, that they may continue to do so under state grandfathering laws.

Public comment is received regarding concern over more than three permits being issued to a property owner, and the precedent that would create. A letter from a neighboring property owner is read, noting concerns over exceeding three permits and the upkeep of the property. Mr. Olsen notes that inspection was passed for each unit, and he did not see anything during his inspection that would prompt more frequent, regular inspection.

Mr. Arnold reads a letter from the Planning Commission, asking the board not to act on the issue of number of permits allowed.

Planning Commission Chair Betsy Dayrell-Hart states that his use cannot be grandfathered in because it was not a legal use. Bed & Breakfasts have been regulated in the City's zoning for decades.

It was moved by Mr. Hardy, seconded by Mr. Hart to approve the variance request.

Motion carried unanimously.

**C. 165 Portage**

The property owner states that all of his comments from the previous property also apply to this one.

Letters received from neighboring property owners are read regarding concerns of excess people, noise, property upkeep, and inadequate parking.

Public comment is received from a neighboring property owner on Zoom regarding the excessive number of people in this rental and the disruptive noise.

Public comment is received from a neighboring property owner regarding the number of STRs currently operating in the area, the loud & disruptive noise that comes from this property when rented, limited parking availability, over-occupancy, and the blighted nature of the property.

It was moved by Mr. Arnold, seconded by Councilmember Pelter, to deny the variance request.

Motion carried unanimously.

Mr. Arnold states that once repairs are complete, the property owner may re-address the board.

It was moved by Mr. Hart, seconded by Mr. Hardy, to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 8:00 p.m.