



**City of Allegan  
Zoning Board of Appeals  
City Hall 231 Trowbridge Street, Allegan MI 49010**  
This meeting is being hosted via Zoom Platform <https://zoom.us/j/94692328013>  
in compliance with PA 228 of 2020

**AGENDA**

**Tuesday, January 5, 2021 - 7:00 pm**

**1. Call to Order**

Call to order at 7:01pm.

**2. Attendance**

Present: Jon Cook, Alex Wilkening, Kurt Hatfield

Also Present: Joel Dye, City Manager, Christopher Tapper, City Clerk, Lori Castello, Zoning Administrator, PCI

**3. Attendance and Introductions of ZBA Members**

**a. Election of Chairperson and Secretary**

Motion by Cook with support from Hatfield to appoint Cook as Chairperson and appoint Wilkening as Secretary of the Allegan City Zoning Board of Appeals. **Roll Call Vote; Cook yes, Wilkening yes, Hatfield yes, motion passed.**

**b. Hatfield excused from discussion regarding application 101 Brady Street**

Motion by Wilkening with support from Cook to excuse Hatfield from discussion regarding application of 101 Brady Street. **Roll Call Vote; Cook yes, Wilkening yes, Hatfield yes, motion passed.**

**4. Application – Hotel Ventures, LLC – 101 Brady Street**

**a.** Chairman Cook opened the public hearing at 7:10 PM to receive public comments regarding the variance request of 101 Brady Street – Hotel Dimensional Height variance. Zoning Administrator Castello and Clerk Tapper noted of no public comments received from staff regarding the public noticing.

**b.** Jason Watts submitted public comment regarding the application. Watts indicated he was opposite to this variance request and asked the ZBA to consider a denial of the application.

- c. Motion by Wilkening with support from Cook to close the public hearing at 7:14 PM.
- d. Zoning Administrator Castello provided staff report regarding the application from Hotel Ventures, LLC of variance to construct a hotel of approximately seven (7) feet taller than the maximum permitted height of fifty (50) feet. The applicant is requesting relief from Section 903 to construct a 5-story hotel of approximately fifty-seven (57) feet tall. Castello provided to the Board a Finding of Facts – Dimension Variance worksheet. The Board comprehensively worked through the worksheet to determine the variance request.
- e. Motion by Wilkening with support from Cook to approve and grant the variance application request from Hotel Ventures, LLC for a variance to construct a hotel of approximately seven (7) feet taller than the maximum permit height of fifty (50) feet. This approval grants relief from Section 903 of the City of Allegan Zoning Ordinance. **Roll Call vote; Cook yes, Wilkening yes, motion passed.**
- f. Motion by Wilkening with support from Cook to reconvene Board member Hatfield at 7:45 PM. **Roll Call vote; Cook yes, Wilkening yes, motion passed.**

**5. Application – Allegan County – 113 Chestnut Street**

- a. Chairman Cook opened the public hearing at 7:47 PM to receive public comment regarding the application of variance request to construct a building addition closer to the front lot line (along Trowbridge Street). The applicant is requesting relief from Section 1302 Front Yard Requirements in the PGL District. Zoning Administrator Castello and Clerk Tapper noted of no public comments received from staff regarding the public noticing.
- b. Let the record show no public comment was offered during the public hearing.
- c. Motion by Wilkening with support from Hatfield to close the public hearing at 7:49 PM. **Roll Call vote; Cook yes, Wilkening yes, Hatfield yes, motion passed.**
- d. Zoning Administrator Castello provided staff report regarding the application from Allegan County to construct a building addition closer to the front lot line (along Trowbridge Street). Castello provided to the Board a Finding of Facts – Dimension Variance worksheet. The Board comprehensively worked through the worksheet to determine the variance request.
- e. Motion by Wilkening with support from Hatfield to approve and grant the variance application request from Allegan County, relief from Section 1302 Front Yard Requirements in the PGL District, for a variance to construct a sallyport building addition maintenance bay on the northeast corner of the Allegan County building front lot line (along Trowbridge Street). **Roll Call Vote; Cook yes, Wilkening yes, Hatfield yes, motion passed.**

**6. Public Comments for items not on the agenda**

- a. Let the record show no public comment was offered.

**7. Adjournment**

- a. Motion by Wilkening with supported by Hatfield, to adjourn the meeting at 8:03 PM. **Roll Call Vote; Cook yes, Wilkening yes, Hatfield yes, motion passed.**