

ZONING BOARD OF APPEALS

MAY 4, 2023

MINUTES

1. Call to Order: Meeting was called to order at 7 pm by Garrett Whitmore who offered to chair the meeting.
2. Pledge to the flag was given.
3. Roll Call:
 - a. Members present: Garrett Whitmore, Mike Bessert, Victor Peckinpaugh, & Dave Best.
 - b. Members absent: Jason Biehl
 - c. Others present: Jim Rund, The Collaborative Architect (via telephone); Ryan Stoudt, Alma College Facilities Manager; John Baker, Zoning Administrator; Don Caulkins; Kevin Beeson
4. Brief Public Comments: No comments were offered.
5. Approval of Agenda: Motion by Whitmore, support by Peckinpaugh to approve agenda as presented.
6. Approval of February 16, 2023 Minutes: Motion by Best, support by Bessert to approve minutes as presented.
7. Business before the Board:
 - a. Building Height Variance (Alma College new field house): ZBA listened to a brief presentation by Jim Rund. He explained the need to meet NCAA interior height dimensions. A pre-engineered steel building will need approximately 45' to the ridge. ZBA asked Mr. Rund to explain the shadow diagram as they considered impacts on the neighbors. ZBA Chair Whitmore asked if any public comments had been received, John Baker advised that none were offered or received. He further indicated that notice of this hearing had been direct mailed to all property owners and occupants within 300', and the notice had also been published in the Morning Sun newspaper as required by law. Upon deliberation, motion was offered by Whitmore, support by Bessert to approve a variance for building height up to 45'. All members present voted yes. Motion carried.
 - b. Parking Volume Variance (Alma College new field house): ZBA again asked Jim Rund to explain the request for less parking than the zoning ordinance requires.

He explained that the ballpark and the field house would not be used concurrently so the existing lot can count for each building. He further explained that the field house use would be limited to track and field teams from Alma College. The college estimates a maximum number of occupants at 120, with most of them walking from campus. Events with other schools would bring more people, but they would arrive by team bus so parking should remain adequate. This request was noticed and advertised as part of the Height Variance above. Upon deliberation, motion was offered by Best, support by Bessert, to approve the variance to add 25 spaces to the existing 60 spaces on-site, for a total of 85 parking spaces to serve the field house. All members present voted yes. Motion carried.

8. Adjournment: Meeting adjourned at 7:28 pm.

Minutes prepared by:

ZBA Secretary



Kevin D Beeson, Recording Secretary

David Best