

**Alma Zoning Board of Appeals  
March 25, 2019**

Chairperson Justin called the meeting of the Alma Zoning Board of Appeals to order at 5:00 p.m. at the City of Alma Municipal Building.

Present: Dancer, Godfrey, Justin, Ayers, Guerrero, and Wight  
Absent: None

Others Present: Aeric Ripley, City of Alma Zoning Administrator  
Jim Blick, Avalon & Tahoe Manufacturing Inc.  
Chuck Griffith, Avalon & Tahoe Manufacturing Inc.

A motion was made by Wight, and supported by Ayers, to approve the minutes of the October 24, 2018 meeting.

Yes: Dancer, Godfrey, Justin, Ayers, Guerrero, and Wight  
No: None

**VARIANCE REQUEST FOR 903 MICHIGAN AVENUE** – Avalon & Tahoe Manufacturing Inc. requests a variance of the 35-foot front yard setback for the construction of a 7,500 sq. ft. office expansion located at 903 Michigan Avenue; the applicant is proposing a 13-foot front yard setback to match the setback of the office currently existing on the parcel. This parcel is zoned LI, Limited Industrial.

Chairperson Justin opened the public hearing at 5:01 p.m.

A presentation was given by Ripley describing the requested variance.

**Variance Comments for 903 Michigan Avenue**

- No e-mails or phone calls were received concerning this request
- Proposed setback variance is for a 13-foot front yard setback from the south of proposed building to Michigan Avenue.
- Project proposed includes sidewalk improvements along Michigan Avenue.
- Avalon & Tahoe Manufacturing Inc. will make all necessary modifications to the existing drainage and storm sewer infrastructure to accommodate the expanded building.

**Public Comments:**

Griffith commented that much of the southern face of the proposed building would have a 13-foot front setback, but the proposed design includes a recession of the south-east corner of the building back to a total of 15 feet. The proposed expansion is necessary as the current company's meeting space is inadequate for projected employee growth to a capacity of 500 employees.

Blick comment that upon approval and weather conditions permitting, the construction of the proposed building would begin promptly. Avalon & Tahoe is concurrently constructing an expansion to their manufacturing facility. Though the manufacturing facility expansion is currently the company's highest priority, ideally both projects will continue simultaneously. The current location of the company's conference room will be converted to office space. This additional office space is expected to create an additional 5-10 jobs within the community. The expansion of the company's production facility is expected to create an additional 13 jobs.

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Chairperson Justin closed the public hearing at 5:08 p.m.

A motion was made by Dancer, and supported by Guerrero, to approve the variance request for 903 Michigan Ave for a 13-foot front yard setback, matching the setback of the current office building.

Yes: Dancer, Godfrey, Justin, Ayers, Guerrero, and Wight

No: None

A motion was made by Wight and supported by Guerrero to adjourn the meeting at 5:09 p.m.

Respectfully Submitted,

Aaron K. Hale, Recording Secretary