

**MINUTES
MARSHALL CITY ZONING BOARD OF APPEALS
THURSDAY, December 21, 2017**

In a regular session, Thursday, December 21, 2017 at 7:00 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Zoning Board of Appeals meeting was called to order by Chair DeGraw.

ROLL CALL

Members Present: Chair DeGraw, Members Hubbell, Daily, and Karns,

Members Absent: Members Burns, Revore, Collins and Council Liaison Caron

Staff Present: Jacqueline Slaby

MINUTES

MOTION by Hubbell, supported by Karns, to accept the minutes of the October 19, 2017 regular meeting. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Daily, supported by Hubbell, to accept the agenda for the Thursday, December 21, 2017 as presented. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

Appeal #17.04 requested by Marshall Hospitality for a dimensional variance to build two hotels at 55' and 49'6", which exceeds the maximum building height of 40'. Marshall Hospitality is also requesting to have 17'8" setback variance on the required 75' rear setback for one of the hotels.

Public hearing open.

Scott Bowers, Architect, stated that Marshall Hospitality is planning on having two hotels and two restaurants at 14998 Old US 27 North. Due to the hotel franchises' business models and rules, the height variance is needed to allow for four story hotels. Mr. Bowers discussed the need for the setback for the hotel that will be located farthest to the east, it is needed so there will be ample space for the two restaurants. Their plan is to have walkways connected for easy access and safety reasons between the hotels and restaurants.

Board members discussed the possibility of losing one of the restaurants if the 17'8" setback was not approved and asked if there would be a difference in height with the current hotels.

Mr. Bowers stated that Marshall Hospitality looked at several other options on the layout, but requesting the 17'8" setback variance provided the best option for connectivity and aesthetics.

Both restaurants would be around 6000 square feet and have different menu options so they will not be competing with Denny's. Mr. Bowers further stated that the location they chose is best for the developer due to the size of the land and the closeness to I94. Due to the grading of the site, the proposed height of the hotels would be consistent with the two hotels that are currently there.

Staff stated that there will be a traffic study completed by the county to determine if a new traffic light will be needed. All landscaping requirements have been met and the islands in the site plan will be landscaped.

No public comments were made.

Public hearing closed.

MOTION by Karns, supported by Hubbell, to approve Appeal #17.04 requested by Marshall Hospitality for a dimensional variance to build two hotels at 55' and 49'6", which exceeds the maximum building height of 40' and to have 17'8" setback variance on the required 75' rear setback for one of the hotels.

Board members went over the Dimensional Variance worksheet and found no issues that would cause harm or have any significant impact on the public. The two hotels that are located next to the proposed hotels were granted height variances and the new hotels will not be towering over anything. Board members also stated that the hotels and restaurants will be good for Marshall's economy.

On a roll- call vote; ayes - DeGraw, Hubbell, Daily and Karns; nays - none. **MOTION CARRIED.**

NEW BUSINESS

Set 2018 regular meeting schedule for Marshall Zoning Board of Appeals.

Staff went over the dates with board members.

MOTION by Hubbell, supported by Karns, to approve the 2018 Zoning Board of Appeals meeting dates as submitted. On a voice vote; **MOTION CARRIED.**

OLD BUSINESS

None

PUBLIC COMMENTS

None

REPORTS

Staff went over her report on upcoming projects within the city. She stated that she will include more information in the packets so board members will have more detail on the requested variances.

ADJOURN

The Zoning Board of Appeals adjourned at 7:55 p.m.

Submitted by,

Colleen Webb