



**ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 12, 2023
CITY HALL COUNCIL CHAMBERS
161 E. GRAND RIVER AVE., WILLIAMSTON, MI
Phone (517) 655-2774
7:00 pm**

1. Call to Order – 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call
4. Audience Participation- Maximum 5 minutes per presentation. Subject matter on non-agenda & agenda items.
5. Approval of Agenda
6. Zoning Board of Appeals Regular Minutes of April 18, 2023
7. Public Hearing- Dimensional Variance for Parcel ID 33-18-07-2-126-008, 3448 Corwin Road
 - a. Open Public Hearing – 7:01 p.m.
 - b. Chair states purpose of hearing and rules of procedure as deemed necessary
 - c. Presentation by staff summarizing the item
 - d. Questions from Board to staff
 - e. Presentation by Applicant
 - f. Questions from Board to Applicant
 - g. Testimony from public
 - i. Presentation of written comments
 - ii. Presentation of oral comments (-Supporters of Request, -Opponents of Request)
 - h. Concluding comments from staff
 - i. Concluding comments from applicant
 - j. Concluding questions or comments from Board
 - k. Close public hearing
8. Action Items
 - a. Dimensional Variance for 3448 Corwin Road, Parcel ID 33-18-07-2-126-008
 - b.
 - c.
 - d.
9. Discussion Items
 - a.
10. Information Only
 - a.
11. Audience Participation
12. Member Comments
13. Adjournment

Individuals with disabilities requiring special assistance that are planning to attend a Zoning Board of Appeals meeting should contact the City Clerk by writing or calling at least 2 days in advance of the meeting that will be attended.

**THE NEXT REGULAR ZONING BOARD OF APPEALS MEETING WILL BE HELD ON
TUESDAY, OCTOBER 10, 2023 AT 7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS.**

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**CITY OF WILLIAMSTON
ZONING BOARD OF APPEALS
APRIL 18, 2023
REGULAR MEETING MINUTES**

1. Call To Order:

The meeting was called to order at 6:00 p.m. in the City Hall Council Chambers by Chairman Robert DeGarmo and the Pledge of Allegiance was recited.

3. Roll Call:

Chairman Robert DeGarmo, Vice Chair Derik Feldpausch, Board Members, Dan Rhines, and Brandon Gilroy. Absent: Bruce Bellinger.

Also Present:

City Clerk Holly Thompson, McKenna Planner Raphael Kaesin Applicant Kenny Szymusiak, citizens Terry Hansen, Craig VanBuren, Tammy Gilroy, and other members of the public.

4. Audience Participation:

Chairman DeGarmo called for public comments at this time and there were none.

5. Approval of Agenda:

Motion by Rhines, second by Gilroy, to approve the agenda as presented.
Motion passed by voice vote.

6. Zoning Board of Appeals Regular Minutes of August 9, 2022:

Motion by Rhines, second by Gilroy, to approve the August 9, 2022 minutes as presented. **Motion passed by voice vote.**

**7. Public Hearing- Dimensional Variance for Parcel ID: 33-18-07-01-151-026,
200 Elevator Street:**

7a. Open Public Hearing:

Chairman DeGarmo opened the public hearing at 6:05 p.m.

7b. Chair States the Purpose of the Hearing and Rules of Procedure:

Chairman DeGarmo explained the purpose of the public hearing and rules of procedure.

7c. Presentation by Staff Summarizing the Item:

McKenna Planner Kaisen went over the written report from McKenna Associates and recommendations for the variance request for 200 Elevator Street, parcel number 33-18-07-01-151-026.

7d. Questions from Board to Staff:

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Chairman DeGarmo asked if the proposed fence will interfere with water tower maintenance.

McKenna Planner Kaisen answered that the water tower is already fenced so this development will not impact it.

7e. Presentation by Applicant:

Kenny Szymusiak commented he is present to answer any questions.

7f. Questions from Board to Applicant:

None.

7g. Testimony from Public:

1. **Presentation of Written Comments:**

None.

2. **Presentation of Oral Comments:**

None.

7h. Concluding Comments from Staff:

Clerk Thompson commented Attorney Perrone provided three resolutions for consideration of the variance.

7i. Concluding Questions or Comments from Applicant:

Mr. Szymusiak thanked the board for their consideration.

7j. Concluding Questions or Comments from Board:

None.

7k. Close Public Hearing:

Chairman DeGarmo closed the public hearing at 6:15 p.m.

8. Action Items

8a. Dimensional Variance for 200 Elevator Street Parcel ID:

Motion by **Rhines**, second by **Gilroy**, to adopt resolution Option 2, Granting Variance with Conditions

**RESOLUTION
GRANTING VARIANCE WITH CONDITIONS**

BE IT RESOLVED that the Williamston Board of Zoning Appeals hereby finds, with respect to the request for the variance requested by Cold Storage, LLC, Applicant, of 1267 Berkshire Dr., Williamston, Michigan, from the side yard setback requirements under the Zoning Ordinance of the City of Williamston, Article 3, Section 3.103.B and Section 3.102, Table 3, for a 25 foot variance in

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the 30 foot side yard setback to allow for the construction of a 3000 sq. ft. distilling facility and tasting room on the property located at 200 Elevator St., Williamston, Michigan, Tax Id No. 33-18-07-01-151-026, as follows:

1. That the side yard setback variance is necessary because compliance with the strict letter of the side yard setback requirements will unreasonably prevent the owner from using the property for a permitted purpose, or will render conformity with the standards unnecessarily burdensome. Due to the historic structure already on the site, and the required width of the parking lot driveway, the proposed variance is necessary to allow the construction of the new 3000 sq. ft. distilling facility near the property line adjacent to the I-2 district. The adjacent property contains the City's municipal water tower and is not used for industrial purposes.
2. That the side yard setback variance is necessary because a grant of the variance will do substantial justice to the applicant as well as to other property owners in the zoning district, and a lesser variance will not give substantial relief to the applicant as well as be more consistent with justice to other property owners in the district. The variance will allow the commercial development of the property, create jobs, and revitalize the commercial district. A lesser variance is not possible due to the existence of the historic building on the property and the parking lot driveway.
3. That the plight of the applicant is due to the unique circumstances of the property. The property is unique in that there is an existing historic building on the property that should be preserved consistent with the City's Master Plan. The proposed structure cannot be constructed elsewhere on the property.
4. That the problem to be addressed by the side yard setback variance is not self-created. Without the variance, no new structures could be built on the property without demolishing the historic structure.
5. That the side yard setback variance will allow the spirit of the Zoning Ordinance to be observed, public safety and welfare secured, and substantial justice done. A grant of the side yard setback variance would permit development of the property, which is adjacent to City-owned property, consistent with the City's Master Plan, and is harmonious with the C-3 district and surrounding properties. Public safety will not be impaired.
6. That the variance will not impair adequate supply of light and air to adjacent properties, unreasonably increase the congestion in public streets, increase the danger of fire or endanger public health, or unreasonably diminish established property values within the surrounding area. The adjacent property is owned by the City, and contains the City's water tower, with no employees regularly on site. There is very little traffic on the street as it is a cul-de-sac that does not connect to any other streets to the east. There are no buildings to the

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east. Therefore, approval of the variance will not negatively impact other properties, property values, or the public health.

BE IT FURTHER RESOLVED, that based in the aforementioned findings, the Applicant's variance is hereby granted to permit the development of the property by allowing a 25 foot variance in the 30 foot side yard setback requirement, resulting in a 5 foot setback on the east side of the property, to allow the construction of a 3000 sq. ft. distilling facility and tasting room, consistent with the conditionally approved site plan.

BE IT FURTHER RESOLVED, that the variance granted to Applicant shall be subject to strict compliance with the following conditions:

1. The variance must be used within one (1) year from this date.

Yes: DeGarmo, Feldpausch, Rhines, Gilroy. No: None. **Motion passed.**

8b. Consideration of 2023 Meeting Dates and Times:

Motion by **Gilroy**, second by **Rhines**, to approve the 2023 Zoning Board of Appeals meeting dates and times as presented. No: None. **Motion passed.**

11. Audience Participation:

Chairman DeGarmo called for public comments at this time and there were none.

12. Member Comments:

None.

13. Adjournment:

Chairman DeGarmo adjourned the meeting at 6:19 p.m.

Meeting Adjourned at 6:19 p.m.

***THE PRECEDING MINUTES ARE A SYNOPSIS OF A ZONING BOARD OF APPEALS MEETING AND DO NOT REPRESENT A VERBATIM RECORD.**

Respectfully Submitted by: _____
Holly M. Thompson, City Clerk

Date Approved: _____

CITY OF WILLIAMSTON, MICHIGAN
ZONING BOARD OF APPEALS

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NOTICE OF PUBLIC HEARING
FOR REQUESTED ZONING VARIANCE

PLEASE TAKE NOTICE that the City of Williamston Zoning Board of Appeals will conduct a Public Hearing at 7:01 p.m. on Tuesday, September 12, 2023 at the City of Williamston Council Chambers, 161 E. Grand River Avenue, Williamston, MI 48895.

Application has been made by Williamston Self Storage LLC for a Zoning Variance for property located at 3448 Corwin Road, Williamston, MI 48895 (an existing building Parcel ID 33-18-07-02-126-008) Property Zoning District: I-2, Industrial.

Applicant has requested a Zoning Variance from the City of Williamston Zoning Ordinance Section 74-2.311 Dimension Regulations for the I-2 District to reduce the rear setback from 50 feet to 30 feet.

Notice is hereby given as required by the City of Williamston's Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. All related documentation may be reviewed, and written comments will be accepted, at the City of Williamston City Hall, 161 E. Grand River Avenue, Williamston, MI 48895, between the hours of 8:00 a.m. and 5:00 p.m. during all scheduled days of operation. Questions can be directed to John Hanifan, City Manager, at 517-655-2774, ext. 110, or manager@williamston-mi.us.

Any party having an interest in the matter may attend the Public Hearing and make their comments known to the Zoning Board of Appeals. Individuals with disabilities needing special accommodations to fully participate in the meeting may contact the City Clerk to request the necessary assistance. This request must be made at least two (2) business days prior to the meeting.

Holly Thompson, City Clerk
CITY OF WILLIAMSTON

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September 6, 2023

Zoning Board of Appeals
City of Williamston
161 E. Grand River Ave.
Williamston, MI 48895

Subject: Review of Dimensional Variance Request for 3448 Corwin Road, Williamston Self-Storage

Dear Board Members:

We have reviewed the application for a variance to reduce the minimum rear yard setback where 50 feet is required, and 30 feet is requested. Therefore, the applicant is requesting a 20-foot variance from Ordinance standards (Parcel ID: 33-18-07-02-126-008).

In review of the site plan included with this application, the proposed building with required dimensions is shown. The image of the site plan is extremely unclear. The applicant shall be required to submit a higher resolution image of the site plan than what has been previously submitted. The required and proposed setbacks shall be clearly marked and indicated on the site plans with higher resolution image.

BACKGROUND

The subject property is zoned I-2, Industrial District and is 0.8 acres in size. The applicant is proposing to construct a new building on the subject site. The proposed building is 12,000 square feet in size. The proposed use of the subject site is a self-storage facility, or a "mini-warehouse," which is principally permitted in the I-2 District.

The site is currently vacant. The subject site was apparently split from the adjacent parcel to the north. As such, the split resulted in noncompliance with the Zoning Ordinance requirements regarding minimum lot size. The I-2 District requires a minimum of 2 acres in size, while the subject site is 0.8 acres in size.

Ordinance requirements and proposed building conditions (for the new building) are as follows:

| Requirement Type | I-2 District Requirement | Proposed Site Conditions | Compliance Status |
|--|--------------------------|----------------------------|-------------------|
| Minimum Lot Area | 87,120 sq. ft. (2 acres) | 34,848 sq. ft. (0.8 acres) | Not Compliant |
| Maximum Lot Coverage | 50% | ~35% | Compliant |
| Building Height | 40 feet | Not Provided | N/A |
| Minimum Front Yard Setback | 50 feet | Unclear from site plan | Unclear |
| Minimum Side Yard Setback (one) | 30 feet | 30+ feet | Compliant |
| Minimum Side Yard Setback (total of two) | 60 feet | 60+ feet | Compliant |
| Minimum Rear Yard Setback | 50 feet | 30 feet | Not Compliant |

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As previously stated, the subject site was split into a nonconforming lot area (2 acres required, 0.8 acres exist) prior to the applicant's purchase of the property. Therefore, the existing site area is not compliant with minimum lot size requirements. However, this condition does not preclude all new structures from being constructed with compliant setbacks.

It is our understanding that the proposed building and change of use of the site has *not yet* been approved by the City of Williamston Planning Commission. The applicant shall receive approval from the City of Williamston Planning Commission prior to any construction taking place on site. The Planning Commission will be notified of the variance decision.

VARIANCE

The applicant seeks the following variance, pursuant to the Zoning Ordinance:

A variance from Section 74-2.311 of the Zoning Ordinance to reduce the required minimum side yard setback for the east side yard from 50 feet to 30 feet, resulting in a variance request of 20 feet.

Section 74-9.406A of the City of Williamston Zoning Ordinance grants the Zoning Board of Appeals (ZBA) the power to grant dimensional variance requests:

"The Zoning Board of Appeals may grant a dimensional (nonuse) variance to provide relief from a specific standard in this Ordinance relating to an area, a dimension or a construction requirement or limitation, upon the concurring vote of a majority of the members of the Zoning Board of Appeals." (p. 182)

CRITERIA FOR APPROVAL

Section 74-9.406B stipulates that a finding of "practical difficulty" by the ZBA must be made for a dimensional variance to be granted. For a finding of practical difficulty to be made, the following criteria must be met:

Criteria 1: Compliance with the strict letter of the restrictions governing area, setback, frontage, height, bulk, lot coverage, density or other dimensional or construction standards will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with such restrictions unnecessarily burdensome.

As previously stated, the subject site was split from the parent parcel with a noncompliant lot area. It is possible the split occurred prior to current Ordinance standards. The applicant has stated that the current size of the parcel would prevent the owner from using the property as a mini-warehouse, which is a permitted use by right in the I-2 District. The applicant has also stated that the proposed building size, larger and closer to the rear property line, would then allow the applicant to turn a profit for their business.

However, it should be recognized that there are several other uses that are compliant with the I-2 District that could operate on site subject site. The subject site is large enough to accommodate a building that could comply with all setback requirements. This would just result in a smaller building size.

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Criteria 2: A grant of the variance will do substantial justice to the applicant as well as to other property owners in the district, and a lesser variance will not give substantial relief to the applicant as well as be more consistent with justice to other property owners in the zoning district.

Land uses surrounding the subject site include a multi-family apartment complex (zoned R-3) to the north and more industrial parcels to the south (south of the railroad tracks, outside of City boundaries). By granting the rear yard setback dimensional variance to the property, it is not likely to have adverse effects on surrounding land uses, residents, or businesses. Further, it appears that other properties zoned I-2 in the immediate vicinity are also not compliant with setback requirements. The proposed building bulk and placement is consistent with the general area.

Granting the proposed rear yard setback variance will likely do substantial justice to the applicant, given that the applicant will then be able to conduct more business, and therefore make more profit.

Criteria 3: The plight of the applicant is due to the unique circumstances of the property.

The circumstance that requires this proposed variance is the fact that the property was split prior to current Ordinance standards, requiring a 2-acre lot size minimum. The applicant has indicated that the variance would not be requested if the lot size was to comply with the 2-acre requirement.

Criteria 4: The problem is not self-created.

The applicant did not split the parcel into a noncompliant size/area. Therefore, the problem is not self-created. However, there is enough space on the site to construct a building that is compliant with all setback requirements. To that point, the need for the variance could be considered self-created in that the applicant can build a smaller building that complies with all standards.

Criteria 5: The spirit of this ordinance will be observed, public safety and welfare secured, and substantial justice done.

The City of Williamston is generally supportive of the reuse of vacant properties and economic development opportunities, as well as supporting the prospect for small local businesses to thrive in the City. Therefore, it is not likely that any public health, safety, or welfare of the City's residents or businesses would be negatively impacted by granting the proposed variance. The intent and integrity of the City's Zoning Ordinance would remain intact if the variance were to be approved.

Criteria 6: There is compliance with the standards set forth in Section 74-9.403B.

Section 74-9.403B establishes the following additional criteria required to approve a variance request. Namely, that the proposed variance will not:

a. *Impair an adequate supply of light and air to adjacent property.*

It does not appear that any new structures on site will impair adequate light and air for any adjacent properties. However, the proposed site improvements are required to be reviewed and approved by the City of Williamston Planning Commission.

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b. Unreasonably increase the congestion in public streets.

A circulation plan has not yet been submitted as part of the site plan application. Both vehicle and pedestrian circulation will be addressed as part of the site plan review process.

For the site plan review process, we recommend the applicant provide further information pertaining to the intended vehicle circulation patterns. This includes (but is not limited to):

- Number of storage units proposed.
- Demonstrated adequate fire safety access throughout the site.
- Widths and dimensions of all proposed points of ingress/egress.
- Total amount and associated dimensions of proposed parking spaces.
- Dimensions of all proposed loading/unloading areas.
- Intended vehicle movements.

The above items shall be addressed during site plan review. We do not anticipate any substantial changes occurring to the City's current road network as a result of approving this variance request.

c. Increase the danger of fire or endanger the public safety.

No increase in fire or threat to public safety is expected as a result of variance approval. The final site plan will be subject to review by both NIESA and the City Engineer prior to Planning Commission review.

d. Unreasonably diminish or impair established property values within the surrounding area.

Adequate landscaping and screening will be addressed as part of the site plan review to ensure that established property values are maintained or increased. We note that the utilization of a currently vacant property will likely cause an increase in property values for neighboring sites.

e. In any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

No threat to the community or surrounding properties is anticipated.

Criteria 7: There is compliance with the discretionary standards contained in Section 74-9.303 of this Ordinance.

The proposed use of the property is not subject to Special Land Use review and approval. However, the general discretionary standards set forth in Section 74-9.303 include standards for approval criteria for special land uses. Although this request is not a special land use, the variance request does comply with the standards listed in that Section:

A. Be harmonious with and in accordance with the general principles and objectives of the comprehensive master plan of the City of Williamston.

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- B. *Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the area in which it is proposed.*
- C. *Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.*
- D. *Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal water and sewage facilities and schools.*
- E. *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property or general welfare as a result of producing excess traffic, noise, smoke, fumes, glare, odors.*
- F. *Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this ordinance for the land use or activities under consideration; and be necessary to ensure compliance with those standards.*
- G. *Be related to the valid exercise of police power and purpose which are affected by the proposed use or activity.*

Considering approval criteria described above, the proposed variance would likely not result in any harmful conditions that would be detrimental to the community. The City of Williamston Master Plan designates this parcel to remain industrial. The proposed building and use are compliant with both the Master Plan and Zoning Ordinance.

RECOMMENDATION

The variance request for 3448 Corwin Road generally meets most criteria as established by the City of Williamston Zoning Ordinance. Approval of the proposed variance request will not likely result in any unwarranted local precedents, or in adverse effects to surrounding properties. The noncompliant nature of the current parcel area is *not* a condition caused by the applicant.

The ZBA can consider that the subject site IS large enough in size to accommodate a building with ALL compliant setbacks. We defer to the applicant to demonstrate to the ZBA's satisfaction why a building of this size is needed in order to properly conduct business on site.

As previously stated, the proposed change of use and new construction on the subject site shall require approval by the City of Williamston Planning Commission. **Should this variance request be approved, construction shall not take place on site without first obtaining all required reviews, permits, and approvals.**

Respectfully submitted,

McKENNA

Danielle Bouchard, AICP
Principal Planner



City of Williamston

Planning & Community Development Department

161 E. Grand River Avenue

Williamston, MI 48895

commdev@williamston-mi.us

7/28/23
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ZONING BOARD OF APPEALS APPLICATION

PROPERTY OWNER INFORMATION

Property Owner Name: Williamston Self-Storage LLC / Jeremy & Maureen Jesse

Property Owner Address: 1057 Frost Rd City, State, Zip: Williamston MI 48895

Telephone: 517 881-6347 E-Mail Address: storeit@michiganstorage-us

APPLICANT INFORMATION

If the applicant is NOT the property owner, please complete the following:

Applicant Name: _____

Applicant Address: _____ City, State, Zip: _____

Telephone: _____ E-Mail Address: _____

Applicant is: (Check box) Business Owner Architect/Engineer Other (specify) _____

PROPERTY INFORMATION

Current Property Use is: (check box) Residential Commercial Industrial Vacant

Property Address: 3448 Corwin Rd Property Zoning District: _____

Parcel ID Number (PIN): 33-18-07-02-126-008

Property Dimensions: Width: 113'-135' Length: 266'-269' Area: 0.76 acre

REQUEST FOR ZBA ACTION

Per Section 74-9.402 of the Williamston Zoning Ordinance, the ZBA has the power and duty to hear and decide appeals, interpret the zoning ordinance text and map, and grant dimensional variances. Please select the section for the type of action you are requesting and provide all relevant information in full.

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APPEAL OF ADMINISTRATIVE ACTION

Action Requesting Appeal From: *(Describe the order, requirement, decision or determination made by the City Administration which you are requesting to be reversed or modified.)*

Grounds for Appeal: *(Present any and all information which in your opinion justifies the reversal or modification of the decision of the City Administration. Attach additional sheets if necessary.)*

INTERPRETATION OF ZONING ORDINANCE PROVISIONS/DISTRICT BOUNDARIES

Zoning Ordinance Section Requesting an Interpretation of: _____

Address/Location Requesting Interpretation of District Boundary: _____

Reason for Interpretation Request: *(State why you are requesting the above interpretation. Attach additional sheets if necessary.)* _____

DIMENSIONAL VARIANCE

Zoning Ordinance Dimensional Requirement: I2 Dimensions

Proposed Dimension: 30' Rear vs 50' Requested Variance: 30' Rear

Per Section 74-9.406(b) of the Zoning Ordinance a dimensional variance shall not be granted unless the ZBA finds that there is a practical difficulty in carrying out the specific standards of the Zoning Ordinance.

The applicant must provide evidence and/or state the reason why:

A. Compliance with the existing regulations unreasonably prevents the owner from using the property for a permitted purpose or that such compliance is unnecessarily burdensome.

The property currently is too small to fit the minimum lot size to build any I2 project due to it having being divided up years ago. We propose a less rear setback of 30' vs 50' to allow us enough sq footage to erect our proposed building size.

Also the property is .76 acre vs the minimum 2 acre minimum needed

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B. Granting of the variance will do substantial justice to the applicant as well as to other property owners in the district and be more consistent with the justice provided to other property owners in the zoning district and that a lesser variance would not give sufficient relief to the applicant.

Allowing this variance will allow us to build a building thought to be of size that would be of profitable to our business, while also raising the values of our surrounding neighbors with the land improvement.

C. That there are circumstances or characteristics unique to the property that requires the need for a variance. The lot is very small and trapezoid shaped.

Making it difficult to fit most rectangular structures

D. That the circumstances requiring the granting of a variance are not self-created by the applicant.

This property was already this size and shape many years before we acquired it.

E. That granting a variance will insure the spirit of the ordinance will be observed, public safety and welfare protected and substantial justice is provided.

We believe this variance will accomplish us establishing a successful business in your city that will benefit its residents with its service, our neighbors with a fixed eye sore that will improve their value and future tax dollars for the city for years to come

GENERAL REQUIREMENTS FOR ALL ZBA DETERMINATIONS

Per Section 74-9.403(B) of the Zoning Ordinance before granting any decision the ZBA must determine that any action meets the following criteria.

The applicant must provide evidence and/or state the reason why granting a decision in their favor:

A. Will not impair an adequate supply of light and air to adjacent property.

No

B. Will not unreasonably increase congestion in public streets.

No, A self-storage of this size will add minimal traffic to this location.

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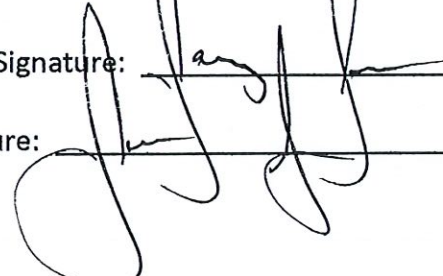
- C. Will not increase the danger of fire or endanger the public safety.
No. This project will adhere to local + state laws + requirements. Fire equipment will have adequate room to operate and the building is a low risk fire
- D. Will not unreasonably diminish or impair established property values within the surrounding area.
No. We believe this project will improve the current location by also giving local residents a much needed service of storage.
- E. Will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.
No.

ADDITIONAL REQUIRED DOCUMENTS

- 1) **Proof of Ownership:** Provide proof of ownership such as property tax receipt or copy of deed.
- 2) **Plot Plan for Dimensional Variance:** For any request for a dimensional variance a drawing **MUST** be attached showing the property lot lines and dimensions, existing building locations, all proposed buildings, any site improvements/changes and specifically show with labels the required zoning ordinance dimension and the proposed dimension.

SIGNATURES

I, Jeremy Jesse (property owner), hereby give permission for Williamston City officials, staff, and consultants to go on the property for which the above referenced Zoning Board of appeals application is proposed for purposes of verifying information provided on the submitted application.

Property Owner Signature:  Date: 07/25/2023
Applicant Signature: _____ Date: 07/25/2023

| |
|--|
| City Use Only: Fee Paid \$ _____ Date Complete Application Received: _____ |
|--|

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Chester E. Wesolek and Sheila A. Wesolek**, Trustees of the "Chester E. Wesolek and Sheila A. Wesolek Revocable Living Trust", whose address is 1349 Burkley Rd., Williamston, MI 48895,

Convey and Warrant to **Williamston Self-Storage LLC**, a Michigan limited liability company, whose address is 1057 Frost Rd., Williamston, MI 48895,

the following described premises in the City of Williamston, County of Ingham, and State of Michigan, to wit:

Lot 87, Assessor's Plat No. 1, City of Williamston, Ingham County, Michigan, except the North 37 feet and except the East 10 feet thereof.

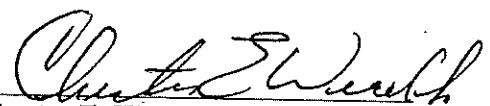
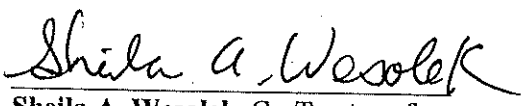
More Commonly Known As: 3448 Corwin Rd., Williamston, MI 48895
Parcel No.: 33-18-07-02-126-008

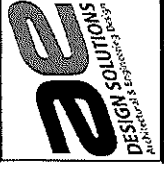
subject to any and all restrictions, easements and zoning ordinances of record,
for the full consideration of Thirty-Five Thousand and 00/100 (\$35,000.00) DOLLARS.

The Grantor grants the Grantee the right to make [all permissible] divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 15th day of December, 2022.


Chester E. Wesolek, Co-Trustee of
the "Chester E. Wesolek and Sheila
A. Wesolek Revocable Living Trust"

Sheila A. Wesolek, Co-Trustee of
the "Chester E. Wesolek and Sheila
A. Wesolek Revocable Living Trust"



A LIMITED LIABILITY COMPANY

260 ROBINSON ROAD
JACKSON, MI 48203
P: 517-783-0710
F: 517-783-0711

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NORTH

| NO. | REVISION | DATE |
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SCALE: 1" = 20'

DATE: 03/14/23

DESIGN BY: CEC

DRAWN BY: CEC

PROJECT: 2023-00359

DRAWING: 2023-00359_ENG-001

SHEET

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