

Ontonagon



Harbor Town

Gateway to the Porcupine Mountains

VILLAGE OF ONTONAGON

Planning Commission

315 Quartz Street

Ontonagon, Michigan 49953

906-884-2305 Fax: 906-884-4369

William Johnson

Chairperson

Deb Seid

Vice-Chairperson

MEMBERS

Lyle Perry

Dorothy Sharkey

John Hamm

Zoning

Administrator

AGENDA

PLANNING COMMISSION MEETING

WEDNESDAY, APRIL 17, 2025

3:30 p.m.

Village Council Chambers

1. Pledge of Allegiance
2. Call to order/Roll Call
3. Approval of Agenda
4. Approval of Minutes: March 19, 2025
5. Items from the floor
6. Business
 - a. Ordinance Update
7. New Business
 - a. Redeemer Free Church Handicap Parking Request
 - b. 315 Third Street Dimensional Variance
8. Zoning Administrator Report
9. Adjourn

**VILLAGE PLANNING COMMISSION
HELD ON WEDNESDAY, FEBRUARY 19, 2025
AT 3:30 P.M. AT 315 QUARTZ STREET, ONTONAGON**

At 3:30 pm the meeting was called to order and the Pledge of Allegiance was led by Chairperson Johnson.

CALL TO ORDER/ROLL CALL

PRESENT: John Hamm, Lyle Perry, Deb Seid, Dorothy Sharkey, Chair-William Johnson
ABSENT: None

AGENDA:

A motion was made by Hamm, second by Perry, (CARRIED) to approve the agenda as amended.

AYE: Hamm, Perry, Seid, Sharkey, Johnson

NAY: None

ABSENT: None

MINUTES: February 19, 2025

A motion was made by Sharkey, second by Seid, (CARRIED) to approve the minutes of February 19, 2025.

AYE: Sharkey, Seid, Hamm, Perry, Johnson

NAY: None

ITEMS FROM THE FLOOR:

None.

BUSINESS:

a. Ordinance Update

The ordinance recodification is estimated to be completed and ready in draft form May 2025.

b. Master Plan Review

A motion was made by Seid, second by Hamm (CARRIED), to recommend approval of the 2025 Master Plan and forward to Council for approval.

ROLL CALL

AYE: Seid, Hamm, Perry, Sharkey, Johnson

NAY: None

c. Annual Report 2024

A motion was made by Seid, second by Perry (CARRIED), to approve the 2024 Annual Report and forward to the Council for approval.

ROLL CALL

AYE: Seid, Perry, Hamm, Sharkey, Johnson

NAY: None

NEW BUSINESS:

a. McCabe Zoning Variance Request

Michael McCabe was in attendance. Commission reviewed information presented and was in agreement all looks to be in compliance with the request. No action taken.

b. Third Street/Pennsylvania Variance Request

Mike Rebholz, acting Zoning Administrator, presented a request from Midwestern Consulting representing owners for 315 Third Street for possibility of garage addition. This request was asking for review of conceptual layout presented at the meeting. Commission agreed layout presented looked favorable, and asked that owner get input from adjacent property owner. Mike Rebholz will reach out to Midwestern Consulting to convey information and move forward.

OTHER COMMISSION BUSINESS:

Mike Rebholz discussed the request to Timberline Land Surveying for some Village properties and road easements to move forward in addressing issues.

ADJOURN:

The meeting was adjourned at the call of the Chair at 4:16 p.m.

Minutes recorded by Tanya Weisinger.

Tanya Weisinger, Interim Clerk

Approved

Plat of Survey

Description of Property:
The East 1/2 of Lot 6 and entire Lots 7 and 12
and the East 1/2 of Lot 13, Block 4 of
each Parkway Addition to the Village of Ontonagon,
Ontonagon County, Michigan

Bear
on On
Remonur

Scale



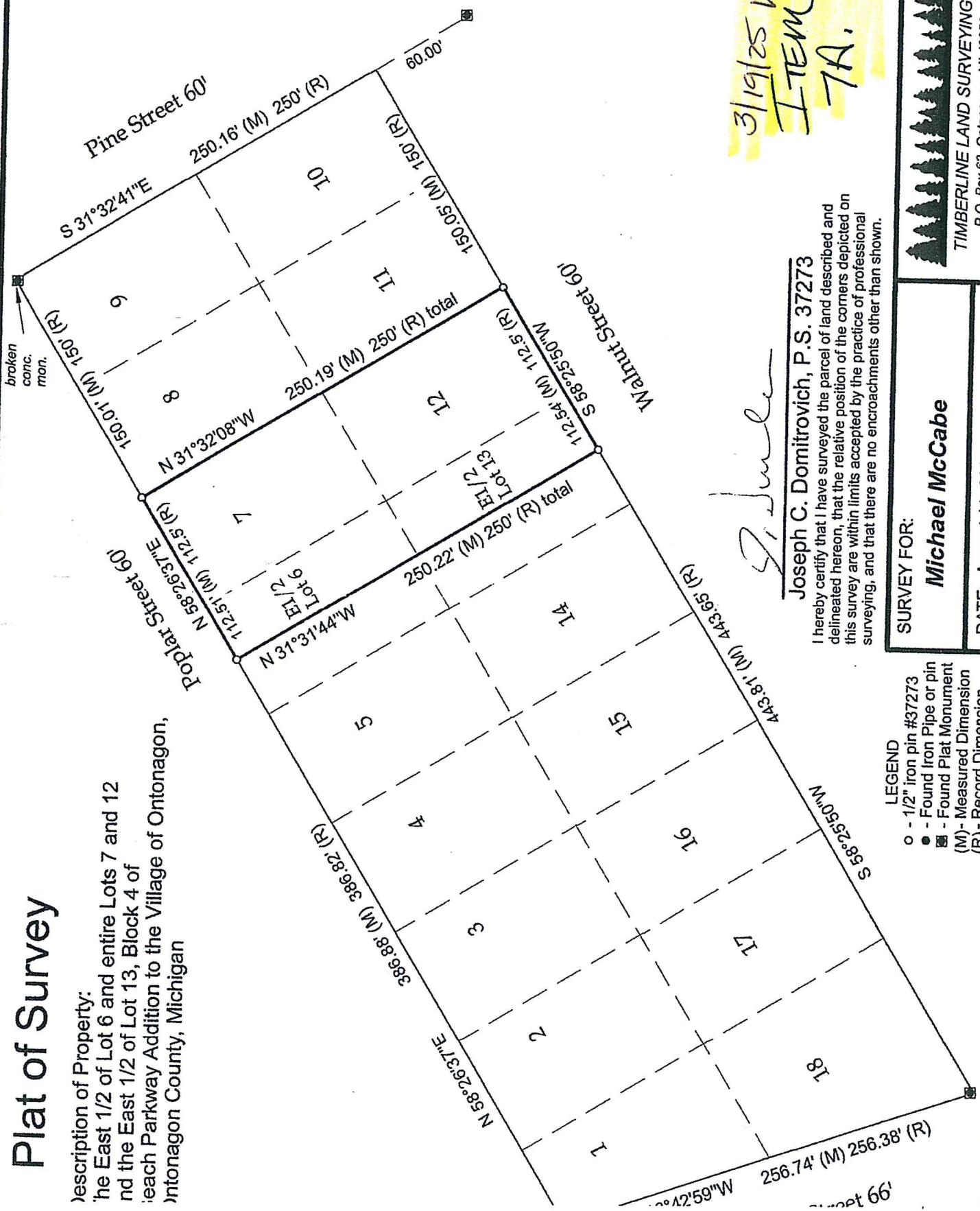
3/19/25 MINUTES
ITEM
7A.

SCALE: 1"

FIELD: JCD/



TIMBERLINE LAND SURVEYING
P.O. Box 63, Ontonagon, MI 49953



Joseph C. Domitrovich, P.S. 37273

I hereby certify that I have surveyed the parcel of land described and delineated hereon, that the relative position of the corners depicted on this survey are within limits accepted by the practice of professional surveying, and that there are no encroachments other than shown.

SURVEY FOR:

Michael McCabe

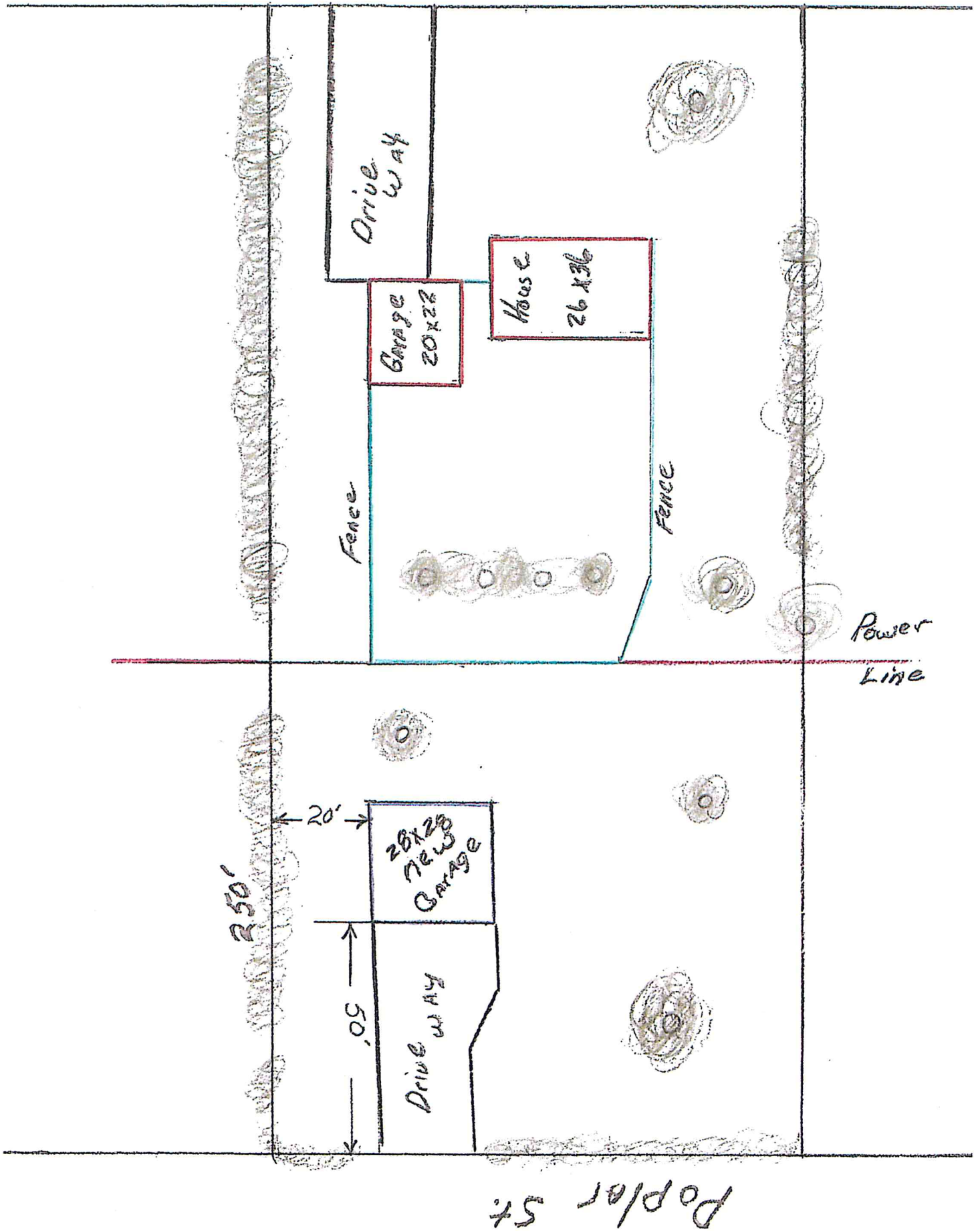
DATE: August 11, 2020

LEGEND

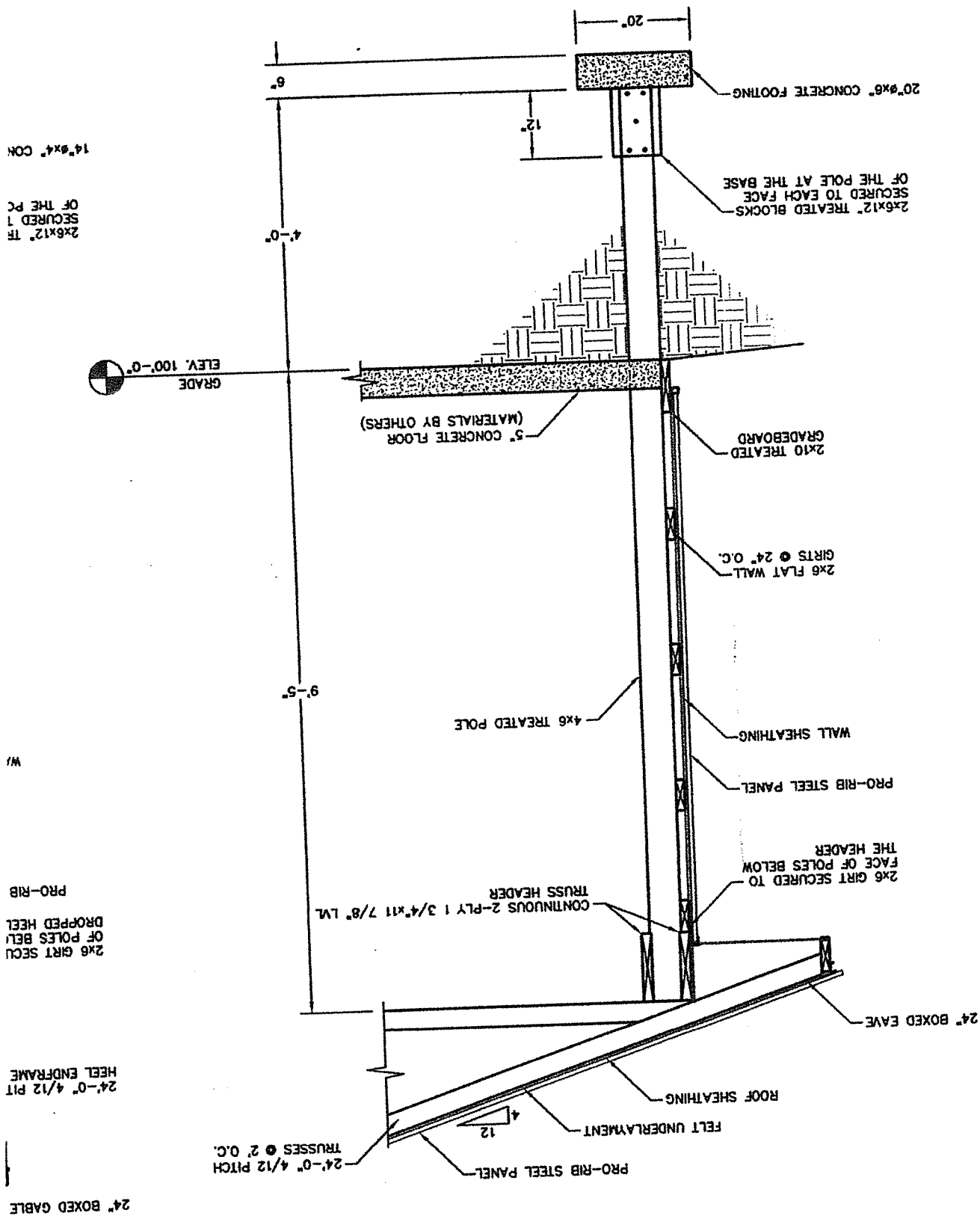
- o - 1/2" iron pin #37273
- - Found Iron Pipe or pin
- - Found Plat Monument
- (M) - Measured Dimension
- (R) - Record Dimension

Walnut St.
112.5'

3/8" = 10'



SCALE: 1/2"=1'-0"
 SIDEWALL SECTION

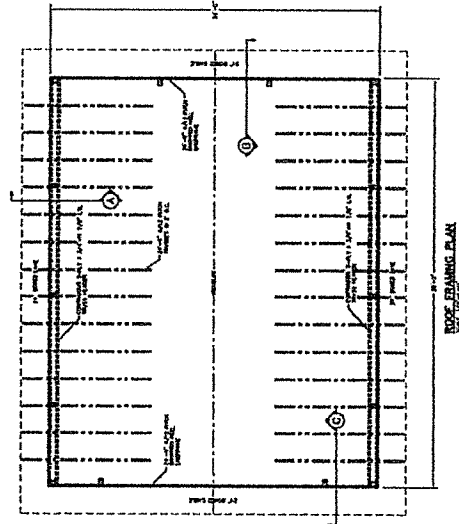
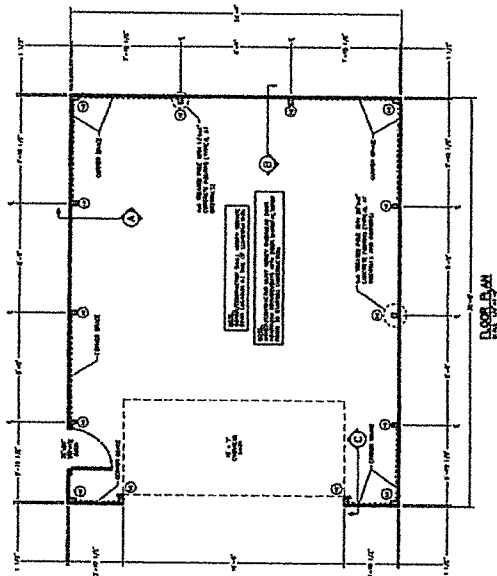
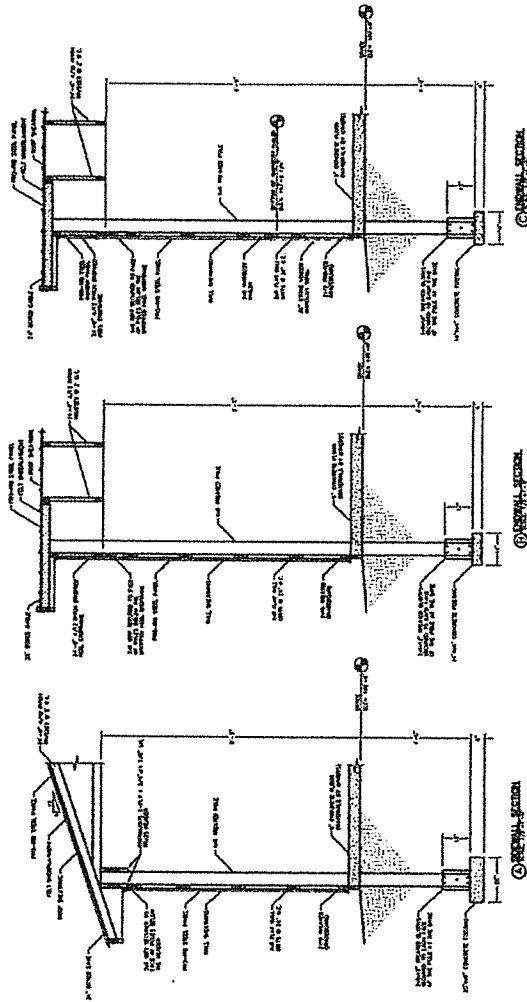




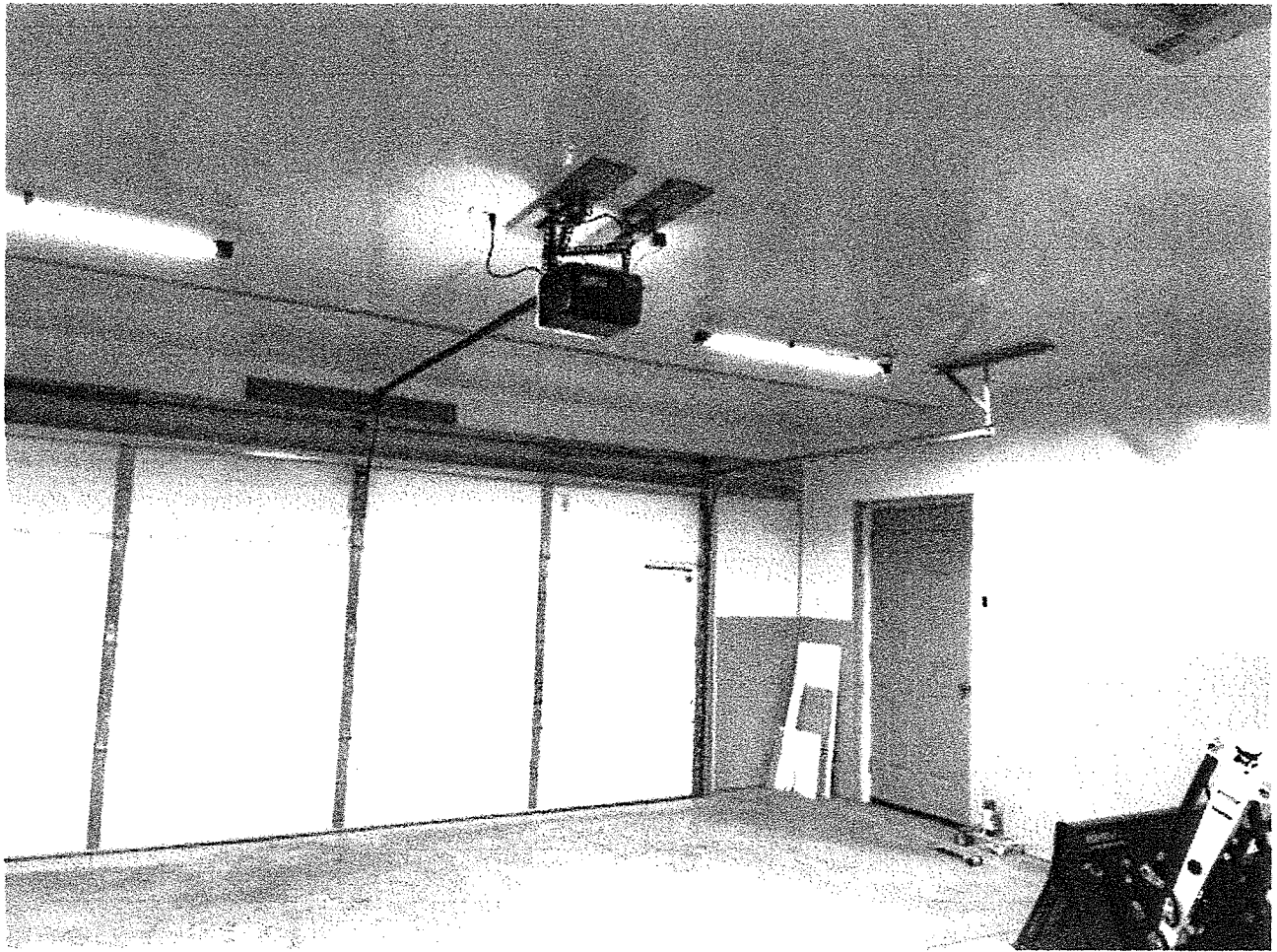
CODE EXEMPT PRINT
THIS PRINT IS NOT BEING PRINTED FOR THE PROJECT FILE
MICHAEL MCCABE
ONTONAGON, MI

118-01104203
118-01104203

THIS PRINT IS NOT BEING PRINTED FOR THE PROJECT FILE
118-01104203

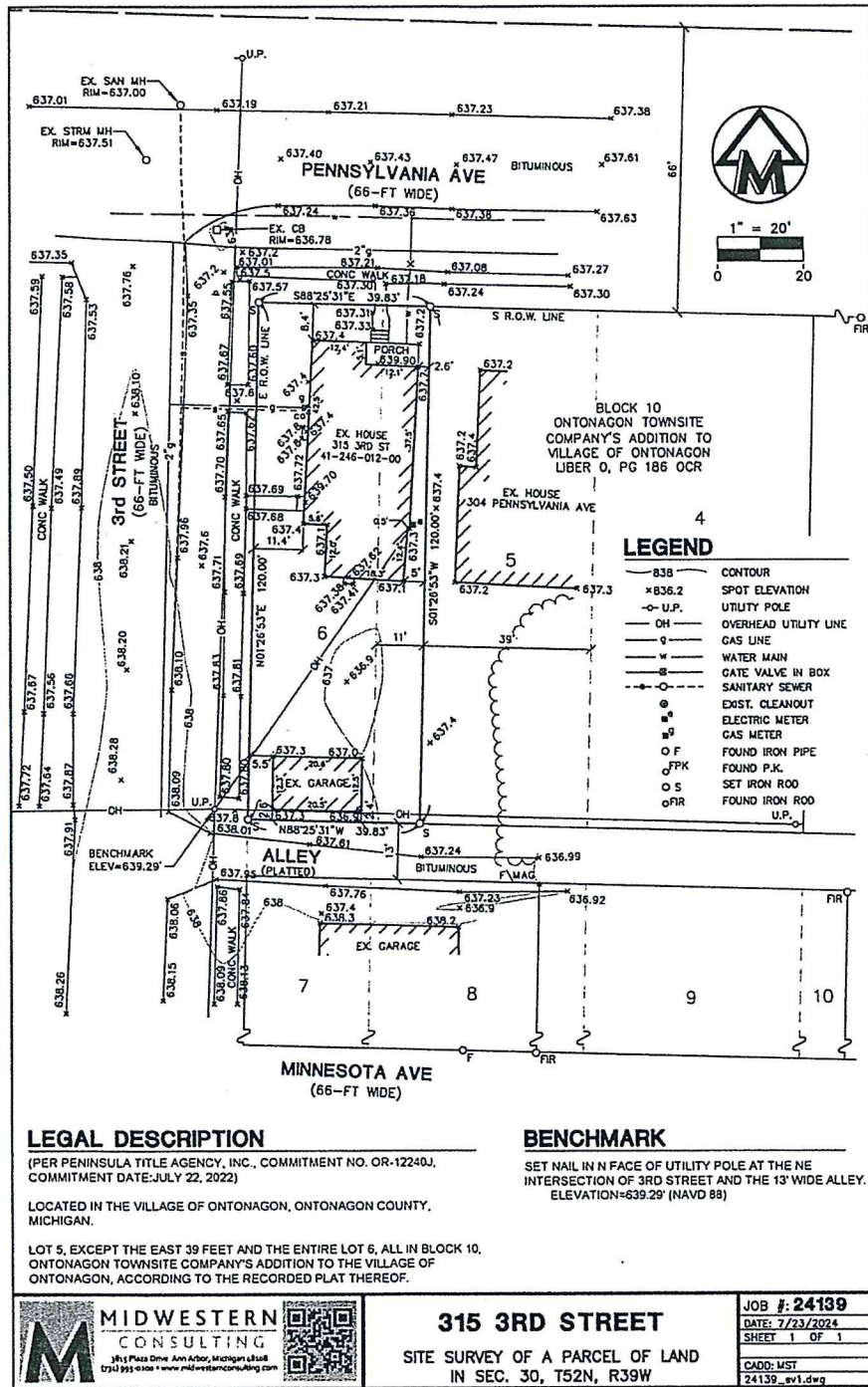






Sent from my iPhone

3/19 MINUTES
ITEM 7B



3/25/2025

Redeemer Free Church
315 South Steel Street
Ontonagon, MI 49953

We are requesting for consideration approve a handi-cap parking spot in front of the church for handicap parking.

Thank you,

Redeemer Free Church

4/17/25
HEM TA.

Village of Ontonagon Dimensional Variance

A. PROPERTY INFORMATION

Property Address 315 Bid St. Ontonagon
Parcel Number _____ Zone District _____
Lot Size Frontage: _____ ft Depth: _____ ft Area: _____ Acres/Sq Ft ☐ Rectangle ☐ Irregular

B. APPLICANT INFORMATION

1. Applicant

Identify the person or organization requesting the Special Land Use:

Name Tom Wilson & Kim Aiken
Organization _____
Mailing Address 7184 Mountain Ridge
Village of Ontonagon Dexter State MI Zip 48130

Cell Phone 734-645-7977
Business Phone _____
Fax _____
E-Mail aiken.kd@gmail.com

2. Applicant Interest

The applicant must have a legal interest in the subject property:

- ☒ Property Owner ☐ Purchaser by Option or Purchase Agreement
☐ Purchaser by Land Contract ☐ Lessee/Tenant

3. Property Owner ☒ Check here if Applicant is also Property Owner

Identify the person or organization that owns the subject property:

Name _____ Cell Phone _____
Organization _____ Business Phone _____
Mailing Address _____ Fax _____
Village of Ontonagon _____ State _____ Zip _____ E-Mail _____

4. Agent

Identify any person representing the property owner or applicant in this matter:

Name _____ Cell Phone _____
Organization _____ Business Phone _____
Mailing Address _____ Fax _____
Village of Ontonagon _____ State _____ Zip _____ E-Mail _____

Village of Ontonagon Dimensional Variance

D. REQUEST AND AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The undersigned requests that the Village of Ontonagon review this application, and related required documents and site plans as provided in Article 13 of the Village of Ontonagon Hybrid Zoning Ordinance 2021. The applicant further affirms and acknowledges the following:

- ☒ That the applicant has a legal interest in the property described in this application.
- ☒ That the answers and statements contained in this application and enclosures are in all respects true and correct to the best of his, her or their knowledge.
- ☒ That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Hybrid Zoning Ordinance 2021 or other codes or statutes and does not constitute the granting of a variance.
- ☒ That the applicant will comply with all conditions imposed in granting an approval of this application.
- ☒ If also the owner, the applicant grants the Village of Ontonagon staff and the Zoning Board of Appeals the right to access the subject property for the sole purpose of evaluating the application.

Tom Wilson Kim Aiken
Applicant Name (printed)

Applicant Signature

3/31/25
Date

If the applicant is not the property owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and:

- ☐ Is/are aware of the contents of this application and related enclosures.
- ☐ Authorizes the applicant to submit this application and represent the undersigned in the matter being reviewed by the Village of Ontonagon.
- ☐ Grants the Village of Ontonagon staff and the Zoning Board of Appeals the right to access the subject property for the sole purpose of evaluating the application.

Property Owner Name (printed)

Property Owner Signature

Date

Variance Application:

315 Third St. Rehab + Addition

C. Project Information

1. Current Use of Property.

Single Family Residence

2. History of Property

Originally a Single-Family home. Formerly a remodeled and used as a duplex. Current residents use it as a Single-Family home.

3. Proposed use of Property

Single Family Residence

4. Explain Why a Dimensional Variance is Needed

A dimensional variance is requested in order to construct a new attached 2 car garage located in the rear yard that has access from Third St. but does not meet the Clear Vision Area requirement stated in the Zoning Ordinance.

5. Hybrid Zoning Ordinance 2021 Requirements for which you are requesting a Variance.

5.4.5 Yard Provisions 3. Clear Vision Area 3.B

6. Required Attachments

See drawings provided

Standard #1: Exceptional or Extraordinary Circumstances or Conditions

a. Shape of Lot

Applicable. Exceptional narrowness of the property in the East-West direction prohibits compliance with the ordinance required 'Clear Vision Area' accessing Third St. for a standard depth garage.

b. Environmental Conditions

Not Applicable

c. Abutting Property

Not Applicable

Standard #2: Substantial Property Right

This Variance is necessary for the property owners to have the capacity to add a standard depth, functional garage

Standard #3: Not Self-Created

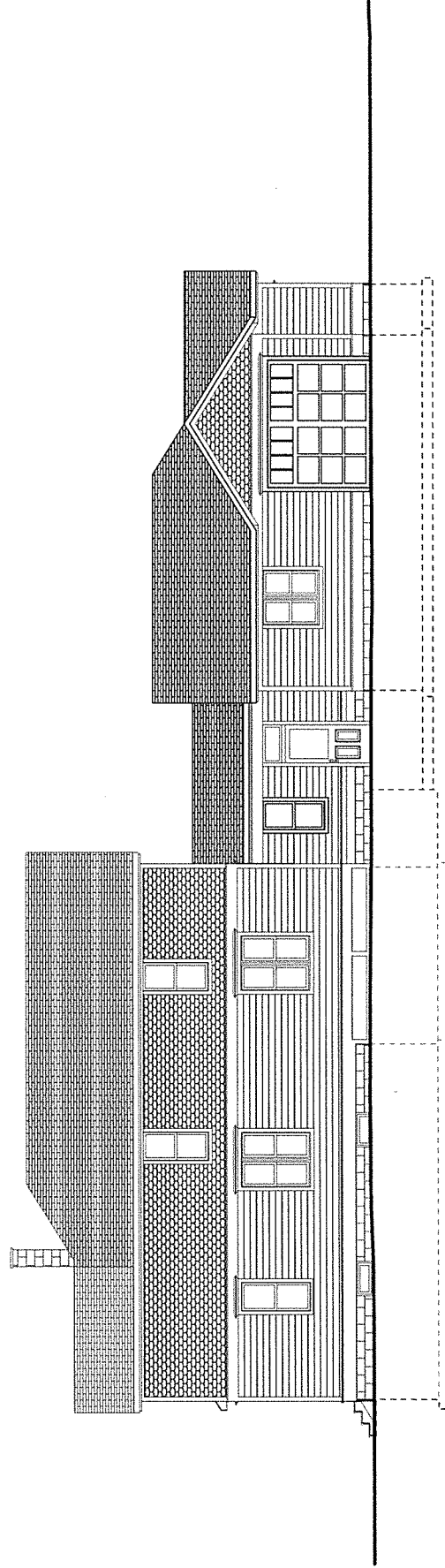
The applicants purchased the property with the dimensional hardships already existing

Standard #4: No Substantial Detriment

Although not meeting the 'Clear Vision Area' requirement there is adequate clear vision and it would not be detrimental to adjacent properties because the next adjacent property on Third St. is separated from the driveway by an alley

Standard #5: Master Plan/Hybrid Zoning Ordinance 2021

The requested Variance would have minimal and negligible impact to any adjacent property and meets the intent of the Master Plan. The proposed garage addition fully complies with all other regulations and restrictions within this Zoning District, despite the Dimensional hardships imposed by the lot dimensions.



WILSON+AIKEN RESIDENCE

SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

2002B-03-05

WEST EXTERIOR ELEVATION

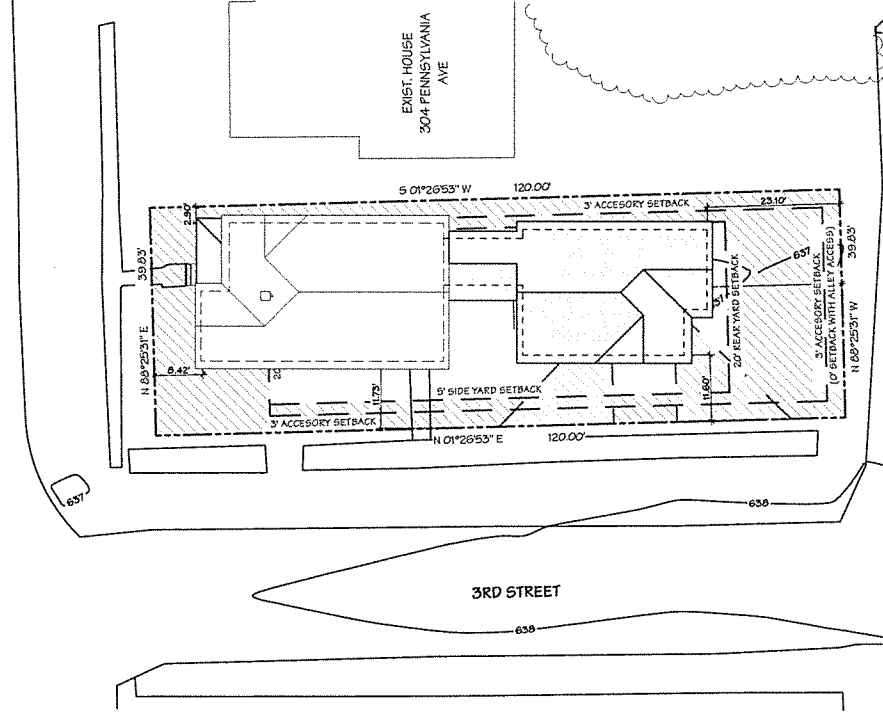
©2025 ARCHITECTURAL RESOURCE, LLC

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.
THESE DOCUMENTS ARE NOT ISSUED FOR PERMITTING OR CONSTRUCTION.

PRELIMINARY ORDINANCE RESEARCH

I. Zoning Ordinance			
A. Ordinance Jurisdiction			
Ontonagon, MI: Article 3, Village of Ontonagon Hybrid Zoning			
B. Zoning Classification			
Existing Zoning	Required	Existing	Proposed
Classification	Occupancy	Occupancy	Occupancy
✓ R2	Single family	Single family	n/c
C. Lot Parameters			
	Required Min.	Existing	Proposed
X 1. Lot Area	8,000 S.F.	44,786 S.F.	n/c
X 2. Lot Width	75'	±39.83'	n/c
D. Setback Parameters (Principal Use Component)			
	Required Min.	Existing	Proposed
1. Front yard	20'	±8.42'	±8.42'
2. Side yard	5'	±2.9'	±2.9'
✓ 3. Rear yard	20'	±57.22'	±23.1'
E. Setback Parameters (Accessory Use Component)			
	Required Min.	Existing	Proposed
1. Front yard	20'	±104.89'	n/a
2. Side yard	5'	±5.36'	n/a
3. Rear yard	3'	±2.67'	n/a
F. Area Parameters (Principal Use Component)			
	Required	Existing	Proposed
✓ 1. Min Floor Area Per 800 S.F.	±1,221.34 S.F.	±1,750 S.F.	35%
✓ 2. Max lot coverage	35%	±25.5%	35%
G. Height Parameters (Principal & Accessory Use Components)			
	Required	Existing	Proposed
✓ 1. Max # of Stories	2.5	2	2
2. Maximum Height			
✓ Principal	35'	±27'	±27'
✓ Accessory	24'	±11'	n/a
H. Misc. Applicable Requirements			
	Required	Existing	Proposed
✓ Max. Impervious Surfaces coverage	50%	28%	50%
Clear Vision Area	20x20'	5'-4"	11'-7"
	Triangle from		

PENNSYLVANIA AVE



WILSON+AIKEN RESIDENCE

SCALE: 1" = 20'



REFERENCE NORTH

DESIGN DEVELOPMENT

202025-03-05

SUMMATION: SITE

©2025 ARCHITECTURAL RESOURCE, LLC

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY. THESE DOCUMENTS ARE NOT ISSUED FOR PERMITTING OR CONSTRUCTION.