

Memorandum

To: Zoning Board of Appeals

From: Aeric Ripley

Re: **March 3, 2026 Special Meeting**

Date: February 27 2026

The Special Meeting of the Alma Zoning Board of Appeals will be held on Tuesday, March 3, 2026, at 5:00 P.M. in the City Commission Chambers of the Alma Municipal Building.

Agenda

1. Call to Order
2. Roll Call
3. Minutes from [February 12, 2026](#), ZBA Meetings. *Approve*
4. **Variance Request:** a request for a variance at the property located at 520 Orchard Street, Alma, MI, parcel #29-51-333-321-00. The applicant, BTR Management Company, LLC, is requesting a three-foot (3') variance from the front yard setback requirement of thirty feet (30'), for a new front yard setback of twenty-seven feet (27'), matching the setback of the existing home. The variance will allow space for the proposed additional living space, and a one-car attached garage. The request is in the R1, Single Family Residential Zoning District; the proposed home addition and attached garage are permitted uses in the R1, Single Family Zoning District.
5. **Tabled - Variance Request:** A request to consider a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four-foot (4') variance from the front yard setback requirement of thirty-feet (30'), for a new front yard setback of twenty-six-feet (26'), to provide space for an addition to the attached garage. The request is in the R1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R1, Single Family Residential Zoning District.

Review/Consider

6. Other Business.
7. Adjourn.

**Alma Zoning Board of Appeals
February 12, 2026
Meeting Minutes**

A special meeting of the Alma Zoning Board of Appeals was called to order at 5:00 p.m. by Chairperson David Justin in the Alma Municipal Building, 525 E. Superior Street, Alma, Michigan. A quorum of the Board was present.

Present: Tadd Godfrey, Nina Guerrero, David Justin, and Russ Wight.
Absent: none.

**Motion by Godfrey, seconded by Guerrero, to approve minutes of November 3, 2025, as presented.
Motion carried.**

Yes: Godfrey, Guerrero, Justin, and Wight.

No: none.

Variance Request

Chairperson Justin provided the following information: a request has been received to consider a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four foot (4') variance from the front yard setback requirement of thirty feet (30'), for a new front yard setback of twenty-six feet (26'), to provide space for an addition to the attached garage. The request is in the R-1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R-1, Single Family Residential Zoning District.

City Manager Aeris Ripley, noting the applicant was present to answer questions, explained that Mapes had provided a drawing of the proposed addition and provided answers to the six basic standards for a variance. Ripley said he had published notice of the request and mailed notices as required to surrounding residences, receiving only one request for additional information from a caller. He explained statute requirements for notice to surrounding property owners to the caller and she had no additional questions.

Board Member Justin asked Mapes if he was proposing the addition to accommodate a vehicle and Mapes said he currently only has five to six inches of clearance in the garage. Justin voiced a concern about the additional requested four feet putting the building close to the existing sidewalk. He suggested review of current zoning, saying a change from R-1 to R-1A would provide for a twenty-five foot (25') setback as opposed to the current thirty foot (30') setback.

Board Member Godfrey agreed that it makes sense to change the zoning for the benefit of all property owners in the area in question.

Ripley indicated the only difference between R1, Single-Family Residential District (low density) and R1, Single Family Residential District (high density) is the front yard setback. He agreed that changing the zoning would make more sense than considering several individual requests for variances.

Godfrey said a change in zoning would set a consistent setback for everyone and avoid individual requests for different setback amounts.

Additional discussion followed regarding the benefit of changing zoning.

Godfrey suggested a motion to table the variance request until after the Planning Commission reviews the request to change zoning.

Ripley said a request could be made to the Planning Commission to consider a zoning change at the March 2nd meeting, with a follow-up public hearing at the beginning of April for the Planning Commission. If approved, the issue could be presented to the City Commission for introduction at their first meeting in April, with formal approval possible as soon as two weeks later.

**Alma Zoning Board of Appeals
February 12, 2026
Meeting Minutes**

Mapes said he is scheduled to have new sewer lines and driveway replacement at the beginning of June and was hoping to add the garage addition to the project.

Ripley said the Planning Commission could give an indication in March if they are willing to consider the zoning change. If they don't wish to consider re-zoning, the Zoning Board of Appeals could still consider the variance request.

Motion by Godfrey, seconded by Guerrero, to table the request for a front yard setback variance for the project at 218 Purdy Drive, parcel number 29-51-041-285-00, until further information is received from the Alma Planning Commission regarding the proposed zoning change in the area from R-1 to R-1A.

Motion to table the request carried.

Yes: Godfrey, Guerrero, Justin, and Wight.

No: none.

Other Business

Ripley explained there is another variance request coming related to a proposed building addition at 520 Orchard. The group discussed dates for a special meeting to hold a public hearing and set a meeting date for March 3, 2026, at 5:00 p.m. Brief discussion followed regarding the proposed addition.

Motion by Wight, seconded by Guerrero, to adjourn the meeting at 5:29 p.m. The motion carried unanimously.

Sara Anderson, Alma City Clerk

Date of Approval



Application to
City of Alma
Zoning Board of Appeals

Date: 2-16-26

Reset Form

FOR: **Variance in Zoning**

Appeal Administrative Decision

Instructions To Applicants: (Requirements)

(a) Applications must be accompanied by a fee of:

Residential - \$ 75.00
Commercial & others - \$150.00
Satellite Dish - \$ 75.00

(b) Application must be accompanied by:

- 1) Site plan, plot plan or development plan drawn to a readable scale, showing location of all abutting streets, location of all existing and proposed structures, types of buildings and their uses, and
- 2) Complete plans and specifications of the proposed development considered for all construction.

(c) Application must be complete in every respect before it will be considered by the Zoning Board of Appeals.

1. Name of Applicant: BTR Management Co. LLC - Bill + Tracey Ruff
2. Address of Applicant: 3585 2 mile rd. Bay City, MI 48706
Telephone #: 989-415-3680 Fax #: _____
E-mail: bruff@windowanddoorcenter.com
3. Address and description of property for review: 520 Orchard St. Alma, MI 48801

4. Reason for which variance in zoning is requested: Front setback to new addition is 27', + needs to be 30'.

5. We have submitted a site plan, plot plan, or development plan marked Att. A for identification.

6. We have submitted other papers marked: N/A

7. We give the following reasons why we meet the criteria (shown on the next page) requested. (Attachments may be necessary)

The property was rezoned + owners would like the garage addition to match the front of
Applicant (will / will not) have an authorized representative attend the hearing.
Name of representative: Josh Shatter Thad Shatter the house.

Note: Such representative should be prepared to provide any further information required by the Planning Commission.

The undersigned agrees to conform to all present and future applicable requirements for approval as set forth in the Zoning Ordinance and any criteria imposed by this ordinance review.

Applicant (Owners) or Authorized Agent's signature: [Signature]

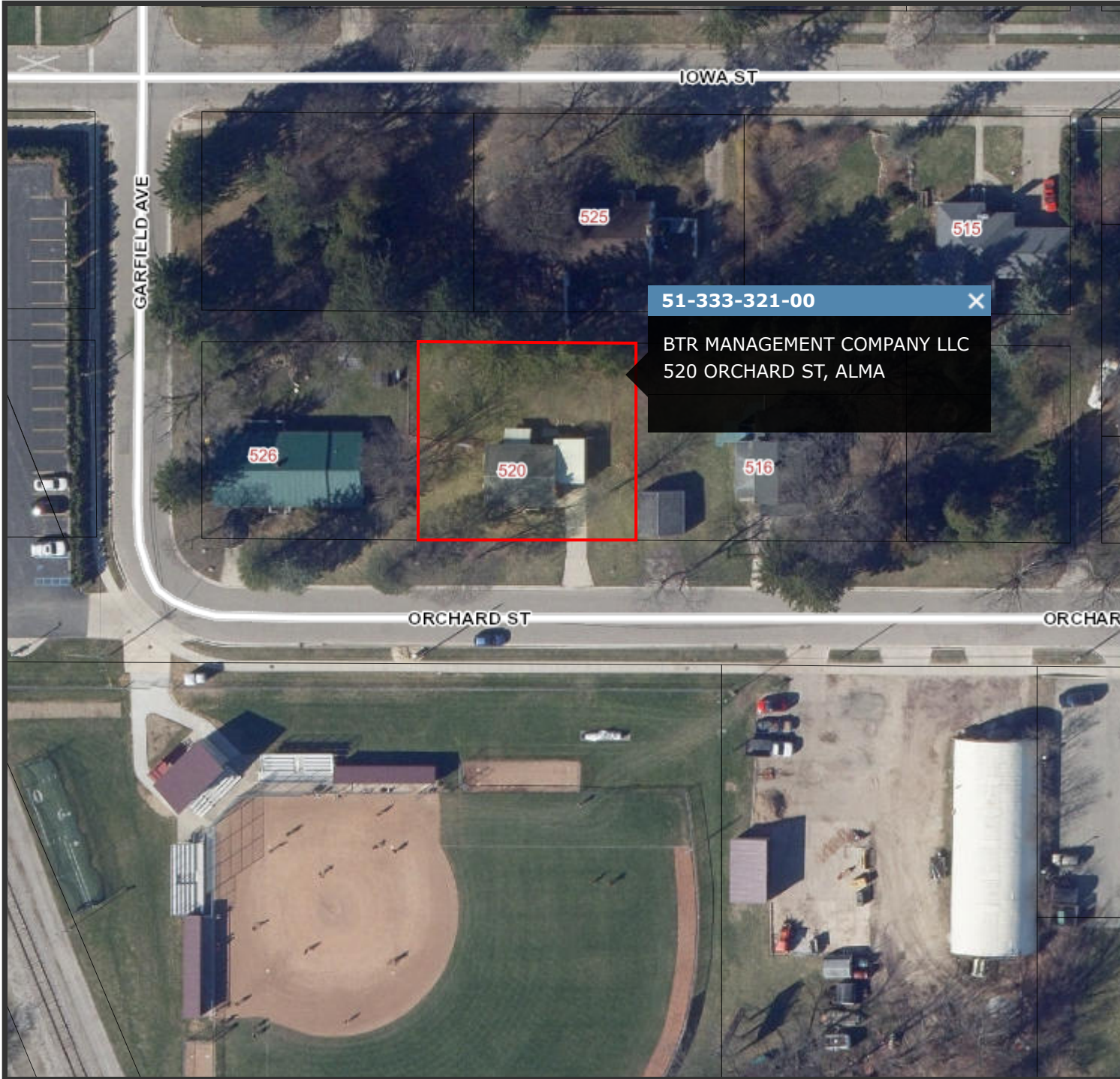
City of Alma Zoning Ordinance available at: www.ci.alma.mi.us

Original, signed form must be presented to City of Alma Planning Department for formal processing.

Submit form to City of Alma Planning Dept.

Variations: Shall have the power to authorize upon appeal, specific variations from such dimensional requirements as lot area and width regulations, building height, and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Chapter when all the basic standards listed below are satisfied; that any variance granted:

1. Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Chapter. The requested variance will match the front edge of the existing home.
2. Shall not permit the establishment within a zoning district of any use that is not permitted by right within the district. The proposed home addition and the attached garage are a permitted use within the R1, Single Family District.
3. Will not cause any adverse effect to property in the vicinity or in the zoning district of the City. The variance is will allow for the addition to match the current setback of the existing home, which is a 27' front yard setback.
4. Is not where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. The front yard setbacks in this neighborhood are less than 30', the neighboring garage to the east is closer to the front property line than the homes in this neighborhood.
5. Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant. The request matches the current front façade of the home and will not extend into the front yard setback any further the home.
6. Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Chapter. Matching the addition with the existing home will provide the optimal floor area.



Gratior GIS Authority



Map Publication:
02/27/2026 12:47 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratior GIS Authority expresses no warranty for the information displayed on this map document.





PROOF OF MAILING

STATE OF MICHIGAN)
)SS
County of Gratiot)

I hereby certify and affirm that on the 17th day of February, 2026
I served a copy of the attached Notice on the names and addresses
listed below, by enclosing the same in an envelope with postage
fully prepaid, and depositing the same in a United States Mail
receptacle at Alma, Michigan.

Subscribed and sworn to before me Alma City
February 17, 2026

Sara Anderson

Notary Public
Gratiot County, Michigan
My Commission expires: 02-08-2030

SARA ANDERSON
Notary Public, State of Michigan
County Of Gratiot
My Commission Expires Feb 8, 2030
Acting in the County of Gratiot



BEARD CHAD WILLIAM & DIANNE JEAN
529 W END
ALMA, MI 48801

PETERS DAVID C
525 W END ST
ALMA, MI 48801-1462

CAMERON CATHY & YORDY CAROLYN ANN
523 W END ST
ALMA, MI 48801-1462

CLEMENTS TERRY L
515 W END ST
ALMA, MI 48801-1462

LAWHORNE ADAM M
147 VALLEY AVE
ALMA, MI 48801

JOHNSON MATTHEW
514 IOWA ST
ALMA, MI 48801-1447

STUPICA ERIN ALEXANDRA
524 IOWA ST
ALMA, MI 48801-1447

KIRKEY JERRY L & DIANE
7336 SCOTLAND CIRCLE
ALMA, MI 48801

JOHNSON ANNETTE L
538 IOWA
ALMA, MI 48801

ALMA COLLEGE
614 W SUPERIOR ST
ALMA, MI 48801-1599

ALMA COLLEGE
614 W SUPERIOR ST ✕
ALMA, MI 48801-1599

JOHNSON ANNETTE L
538 IOWA ✕
ALMA, MI 48801

VLIET VINCENT VAN
525 IOWA ST
ALMA, MI 48801-1446

THELEN CHASE
515 IOWA
ALMA, MI 48801

WESTERN ROY R & CAROL A
711 WRIGHT AVE
ALMA, MI 48801-1126

ARTS INVESTMENTS LLC
6440 FAIRFIELD ST
GARDEN CITY, MI 48135-1610

CONNER CATHRINE R
701 WRIGHT AVE
ALMA, MI 48801-1126

BROMAN CYNTHIA
516 ORCHARD ST
ALMA, MI 48801

BTR MANAGEMENT COMPANY LLC
3585 2 MILE RD
BAY CITY, MI 48706

TOWERSEY SANDRA
526 ORCHARD ST
ALMA, MI 48801-1611

ALMA COLLEGE
614 W SUPERIOR ST ✕
ALMA, MI 48801-1599

ALMA COLLEGE
614 W SUPERIOR ST ✕
ALMA, MI 48801-1599

SPIRIT SPE PORTFOLIO CA C-STORES LL
1410 COMMONWEALTH DR STE 202
WILMINGTON, NC 28403-0377

PAVLIK JOHN & KATHLEEN M TRUST
637 WRIGHT AVE
ALMA, MI 48801-1671

GARCIA PHILLIP & MARY ANN
610 IOWA ST
ALMA, MI 48801-1449

GARCIA PHILLIP & MARY ANN
610 IOWA ST ✕
ALMA, MI 48801-1449

OCONNOR PATRICK K
2021 W PINE RIVER RD
BRECKENRIDGE, MI 48615-9615

CITY OF ALMA
525 E SUPERIOR ST
ALMA, MI 48801-1943

ALMA COLLEGE
614 W SUPERIOR ST ✕
ALMA, MI 48801-1599

NOTICE OF PUBLIC HEARING

The Alma Zoning Board of Appeals will hold a Public Hearing on Tuesday, March 3, 2026, at 5:00 p.m. at the Alma Municipal Building, 525 E Superior Street, to consider a request for a variance at the property located at 520 Orchard Street, Alma, MI, parcel #29-51-333-321-00. The applicant, BTR Management Company, LLC, is requesting a three-foot (3') variance from the front yard setback requirement of thirty feet (30'), for a new front yard setback of twenty-seven feet (27'), matching the setback of the existing home. The variance will allow space for the proposed additional living space and a one-car attached garage. The request is in the R1, Single Family Residential Zoning District; the proposed home addition and attached garage are permitted uses in that district.

All interested persons are asked to be present at this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior Street, Monday thru Friday, 9:00 a.m. to 4:00 p.m. Written Comments may also be mailed to:

Alma Zoning Board of Appeals
C/o Sara Anderson, Recording Secretary
525 E Superior Street
Alma, MI 48801

Tad Godfrey, Secretary
Alma Zoning Board of Appeals
aripley@myalma.org

Nation+World roundup

U.S. AMBASSADOR SUMMONED OVER POST

BRUSSELS — Belgium summoned the U.S. ambassador on Tuesday over a social media post where he accused the country of antisemitic prosecution of Jewish Belgians, the kingdom's foreign minister said.

"Labeling Belgium as antisemitic is not just wrong, it's dangerous disinformation that undermines the real fight against hatred," said Belgian foreign minister Maxime Prévot in a post on X on Monday. The summons is a rare move between staunch allies.

National broadcaster VRT said Belgian authorities are investigating whether three men in Antwerp were performing circumcisions without certified medical training. U.S. Ambassador Bill White said on a post on X that this investigation was "unacceptable harassment of the Jewish community here in Antwerp and in Belgium."

— *The Associated Press*

CHINA



Visitors pose beside decorative horse sculptures at a temple fair during the first day of Lunar New Year, at Lama Temple in Beijing, China, Tuesday. **VINCENT THIAN — THE ASSOCIATED PRESS**

PROTESTERS BLOCK BEIRUT ROADS

BEIRUT — Protesters blocked main roads in and around Beirut on Tuesday after Lebanon's Cabinet approved new taxes that raise fuel prices and other products to fund public pay hikes.

The Cabinet approved a tax of about \$3.30 on every 5.3 gallons of gasoline. Diesel fuel was exempted from the new tax, as most in Lebanon depend on it to run private generators to make up for severe shortages in state electricity. The government also agreed to increase the value-added tax on all products already subject to the levy from 11 to 12%, which the parliament still has to approve.

The tax increases are to support raises and pension boosts of public employees, after wages lost value in the 2019 currency collapse, giving them the equivalent of an additional six months' salary. Information Minister Paul Morcos said the pay increases were estimated to cost about \$800 million.

— *The Associated Press*

SHOOTING LEAVES 3 DEAD, 3 WOUNDED

PAWTUCKET, R.I. — A shooting during a Rhode Island youth hockey game left three people dead, including the shooter, and three more hospitalized Monday night in critical condition, authorities said.

Pawtucket Police Chief Tina Gonçalves told reporters that someone helped bring a swift end to the violent scene Monday afternoon by intervening and trying to subdue the shooter, who was at an arena to watch a family member's hockey game. The shooter died from an apparent self-inflicted gun wound, she said, noting that authorities were still investigating.

"It appears that this was a targeted event, that it may be a family dispute," she said.

Gonçalves identified the shooter as Robert Dorgan, who she said also went by the name Roberta Esposito and was born in 1969.

— *The Associated Press*

AUTHORITIES PROBES KILLING OF A US CITIZEN

SAN JOSE, Costa Rica — Costa Rican authorities said they were investigating the killing of a U.S. citizen in an apparent robbery.

Kurt Van Dyke, a 66-year-old Costa Rica resident and local hotel owner in Puerto Viejo, was killed Saturday, according to the Judicial Investigation Agency.

His body showed signs of strangulation and stab wounds and was undergoing an autopsy, the statement said. Two men armed with at least one gun had threatened Van Dyke and a woman, stolen objects from the home and apparently a vehicle, authorities said. The woman escaped without serious injuries. Van Dyke was part of a well-known California surfing family. A 2021 obituary of his mother Betty Van Dyke said that she was part of a pioneering group of early female surfers and her first husband Gene Van Dyke was also a well-known northern California surfer.

— *The Associated Press*

SUICIDE BOMBER, GUNMEN KILL 11, CHILD

ISLAMABAD — A suicide bomber backed by a group of gunmen rammed an explosives-laden vehicle into the wall of a security post after troops signaled for it to stop in a former Pakistani Taliban stronghold in northwestern Pakistan, causing part of the compound to collapse and killing 11 soldiers and a child, the military and police said Tuesday.

The military said in a statement that the attackers overnight had sought to breach the checkpoint but were thwarted by security forces. It said troops later pursued and killed 12 "khwarij," a term authorities use for the Pakistani Taliban, or TTP.

It said the attack occurred Monday night in Bajaur. The military said nearby civilian homes were also heavily damaged in the blast, killing a young girl and wounding seven other civilians, including women and children.

— *The Associated Press*

APARTMENT FIRE KILLS 5 PEOPLE, INJURES 5

MADRID — Five people have died and five others suffered light injuries in northeastern Spain in a fire that broke out in an apartment building, regional emergency services said late Monday.

The fire originated in the storage room of a five-story apartment block in Manlleu, a town of 21,000 north of Barcelona, regional authorities in Catalonia said in a statement.

For reasons not yet known, the victims could not escape the attic storage room, authorities said. What caused the blaze also wasn't yet known.

Catalan police said the five dead were all young people and that they did not live in the building.

Catalonia's regional leader, Salvador Illa, expressed his condolences for the dead and their families on X, saying he was "deeply saddened by the death of five people."

— *The Associated Press*

COOPER SAYS HE'S EXITING '60 MINUTES'

Anderson Cooper, who has reported for CBS' "60 Minutes" for the past two decades in addition to hosting a weeknight news program on CNN, said Monday that he's leaving the CBS broadcast to spend more time with his family.

His decision comes at a time of turmoil at "60 Minutes." Cooper appeared on the show Sunday night, introducing a brief piece on filmmaker Ken Burns. It's not likely to be his last time on the show; he's expected to finish the current broadcast season, which ends in May.

Cooper's exit from what remains the most prestigious show in television news is sure to raise questions about whether it had anything to do with the leadership of Bari Weiss, editor-in-chief of CBS News since last fall. Cooper's spokesperson said Monday he had no additional comment.

— *The Associated Press*

NANCY GUTRIE ABDUCTION

Sheriff: Family cleared as suspects in Guthrie disappearance

By David Matthews
DMATTHEWS@
NYDAILYNEWS.COM

Members of the Guthrie family, including Nancy Guthrie's three children and their spouses, have been cleared as possible suspects in the Arizona woman's disappearance, officials said Monday.

"To be clear ... the Guthrie family — to include all siblings and spouses — have been cleared as possible suspects in this case. The family has been nothing but cooperative and gracious and are victims in this case," Pima County Sheriff Chris Nanos shared in a statement on social media.

"To suggest otherwise is not only wrong, it is cruel. The Guthrie family are victims plain and simple... please, I'm begging you the media to honor your profession and report with some sense of compassion and professionalism."

No one has been named as a suspect in the case. Several people have been detained and later released.

Nancy Guthrie, 84, was last seen at her Tucson, Ariz. home by daughter Annie Guthrie on Jan. 31 and reported missing a day later after a 911 call.

Nanos has said the case is being investigated as an abduction rather than a burglary gone wrong.

SPIRIS

From Page 1

beginning at 10 a.m. until the time of the service. Memorial contributions may be made to HATS or Woodland Hospice House. Envelopes will be available at the funeral chapel.

Jon was born March 20, 1955, in Mt. Pleasant, the son of John and Betty (Cornell) Spiris. He graduated from Mt. Pleasant High School with the class of 1973. On Sept. 9, 1977, in Mt. Pleasant, Jon married Kathy (Onstott) Spiris.

In 1957, Jon's father founded Jon's Drive-In, a restaurant named after Jon and founded after his father's experience with drive-in restaurants in California. Jon took over the business in

1977 after working for the drive-in throughout high school. He continued to work there for as long as he could, over 50 years, serving generations of regulars everything from gyros to donut sundaes, from BBQ sandwiches to fish dinners.

The restaurant, located on Mission Street at Bellows on the border with the campus of Central Michigan University, announced its closure last month, bringing crowds for one last meal.

Many people will remember his kindness, work ethic, and dedication to customer service. He truly had the gift of socializing with everyone he met. Aside from the restaurant, his family meant the world to him. He loved spending time

with his granddaughters, and he liked to play his electric guitar.

Jon is survived by his wife Kathy Spiris, son Michael (Beth) Spiris, daughter Stephanie (Dustin) Woodbury, granddaughters Lainey, Teagan, and Everly Woodbury, Isabelle Spiris, all of Mt. Pleasant; sister Cathy (Dr. Alex) Imlay of Mt. Pleasant; brother Pete Spiris (Hank Guichelaar) of Texas; sister-in-law Kim Spiris; uncle George (Joann) Spiris; and in-laws Norman (Donna) Onstott, Ron (Kay) Onstott, Richard (Susie) Onstott, Sandra Manley, Linda Onstott, Lynn Onstott, Dennis (Barb) Onstott, Greg Onstott, Cindy (Mike) Smith, Patsy Gross; and many nieces and nephews.

LENT

From Page 1

stations and elsewhere. Clergy offer to impose ashes on busy workers and others who want to participate in the ritual but may lack the

time to get to church.

Chaplains of various denominations offer ashes at airport chapels and other sites.

Among other Protestants, such as Baptists and other evangelical groups, traditions vary. Some observe

Ash Wednesday and Lent, others don't. But they often have their own penitential and ascetic traditions. Many Pentecostals, for example, fast for a period in January to consecrate the year ahead.

Members of another of the world's largest religions are also about to embark on their season of prayer and fasting. The start of Ramadan and the start of Lent may fall on the same date — for sure within the same week — this year.

ASH WEDNESDAY MARKS THE BEGINNING OF LENT

Ash Wednesday marks the beginning of the season of Lent, leading up to observances of Jesus' death on Good Friday and resurrection on Easter.

Ash Wednesday is designated by counting backward 40 days from Easter, minus the Sundays.

Different churches have found various ways of calculating the traditional 40 days of Lent, but the number itself is important. It connects to the biblical symbolism of the number 40, typically used for times of testing, judgment, purification or renewal. Most directly, it alludes to the 40 days that Jesus fasted in the wilderness after his baptism, in preparation for his public ministry.

During Lent, the faithful devote themselves to prayer and other devotions, as well as charitable deeds, fasting and other forms of self-discipline. People speak of giving

up something for Lent — stereotypically chocolate, but really anything that one finds difficult to do without. These days, that might mean reducing screen time.

Many churches also have extra times of devotions and other activities. Catholics often have group meditations on the Stations of the Cross, marking different events surrounding the crucifixion of Jesus.

Observant Catholics also abstain from meat on Fridays — though not fish.

To that point, Lent is not all solemnity. For many Catholic parishes in the U.S., the Friday fish fry has become a tradition combining food, fundraising and community bonding.

A MOVABLE FAST

Ash Wednesday is not a fixed date. Its timing is tied to Easter Sunday. For most Christians, Easter will fall on April 5 this year.

Easter moves annually, swinging between March 22 and April 25, following an ancient formula in which Easter falls on the

first Sunday after the first full moon in spring.

Eastern Orthodox Christians calculate the beginning and end of their "Great Lent" differently. They begin their observances on a Monday — this year on Feb. 23 — which they call "Clean Monday" or "Pure Monday." While they don't use ashes, they do start a period of penance and fasting. The Great Lent continues through the Friday before Holy Week, including Sundays.

The dates for Great Lent are also determined in tandem with Orthodox calculations of Easter (Pascha), which differ from those of Western churches. Orthodox Easter is April 12 this year — as in most years, falling later than Catholic and Protestant observances.

Associated Press religion coverage receives support through the AP's collaboration with The Conversation US, with funding from Lilly Endowment Inc. The AP is solely responsible for this content.

PUBLIC NOTICE

The Isabella Township Board will hold a public hearing on the proposed township budget for fiscal year 2026-2027 at 3929 E Rosebush Rd. on February 19, 2026, at 7:00 pm. *The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing. A copy of the budget will be available for public inspection at 3929 E. Rosebush Rd. prior to the meeting.

The Township will provide necessary reasonable services to individuals with disabilities at the public hearing meeting upon 7 days notice.

Contact: Kristin Derby, Clerk

3929 E. Rosebush Rd., Rosebush, MI 48878

989-433-5413

NOTICE OF PUBLIC HEARING

The Alma Zoning Board of Appeals will hold a Public Hearing on Tuesday, March 3, 2026, at 5:00 p.m. at the Alma Municipal Building, 525 E Superior Street, to consider a request for a variance at the property located at 520 Orchard Street, Alma, MI, parcel #29-51-333-321-00. The applicant, BTR Management Company, LLC, is requesting a three-foot (3') variance from the front yard setback requirement of thirty feet (30'), for a new front yard setback of twenty-seven feet (27'), matching the setback of the existing home. The variance will allow space for the proposed additional living space and a one-car attached garage. The request is in the R1, Single Family Residential Zoning District; the proposed home addition and attached garage are permitted uses in that district.

All interested persons are asked to be present at this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior Street, Monday thru Friday, 9:00 a.m. to 4:00 p.m. Written Comments may also be mailed to:

Alma Zoning Board of Appeals
C/o Sara Anderson, Recording Secretary
525 E Superior Street
Alma, MI 48801

Tad Godfrey, Secretary
Alma Zoning Board of Appeals
aripley@myalma.org

PUBLISH: Wednesday, February 18, 2026

Morning Sun

Volume 48, Issue 351

39949 Garfield Rd. Suite #2
Clinton Township MI. 48038
989-463-6071

themorningsun.com

CONTACT US
Home Delivery Customer Service:
888-349-4042, customer@medianewsgroup.com
michigannewspapers.com

ADVERTISING
989-463-6071

STAFF
Publisher, Michigan Region:
Greg Mazanec, mipublisher@medianewsgroup.com
Vice President of News,
Don Wyatt: 248-285-9652,
dwyatt@medianewsgroup.com
Sports: Shawn Robinson II,
989-779-6061,
srobinson@medianewsgroup.com
Director Circulation
Operations: Ian Bowman,
ibowman@medianewsgroup.com

SUBSCRIPTION TERMS AND CONDITIONS
Our newsstand price is \$3.25 Daily, \$3.75 Sunday. Subscription rates: All subscriptions include All Access (unlimited Web access, mobile apps and your e-paper). One-day standard rate for home delivery is \$23.75 per week, \$7.50 Saturday & Sunday only. All home delivered subscriptions are CONTINUOUS SUBSCRIPTIONS, which means it will automatically renew at the end of its term. You may cancel or modify your subscription at any time. Notice of cancellation must be provided before the end of the SUBSCRIPTION TERM to avoid charges for an additional term. You may cancel or modify your subscription at any time by calling customer service at 888-349-4042. Your subscription grants you a FULLY PREPAID, NON-REFUNDABLE license to receive and access the subscription materials for the duration of the subscription term. No credit is offered for vacation interruptions. All home delivery subscriptions will be temporarily charged a Supply Chain Surcharge based on your delivery schedule at the rate of \$0.21 per delivery day. Your subscription fees will be automatically debited each week for the surcharge and your subscription term will be shortened as a result. The surcharge amount is subject to change. All subscriptions will automatically include the delivery of the THANKSGIVING EDITION and up to 15 SPECIAL EDITIONS. These Thanksgiving and Special editions will be charged at a rate commensurate with the cost of each subscription, but not less than \$2.00. This will result in shortening the length of the subscription term unless you notify us that you do not want to receive SPECIAL EDITIONS. To OPT OUT of all SPECIAL EDITIONS, including THANKSGIVING, call customer service at 888-349-4042. To view our arbitration terms, please visit <http://local.digitalfirstmedia.com/common/dfm/arbitration.pdf>. The Morning Sun strives for accuracy and fairness and will correct inaccuracies or clarify confusing information.

MI LOTTERY TUESDAY
Mega Millions: Estimated jackpot: \$395 million
Powerball: Estimated jackpot: \$169 million

Tuesday's midday and evening drawings were not available at press time. The lottery numbers are not official. Check michiganlottery.com for confirmation.

Morning Sun

For more ways to contact us, please visit us online at:
TheMorningSun.com/Contact

Sports coordinator: Shawn Robinson II, 989-779-6061, srobinson@medianewsgroup.com

Staff reporter: Maxine McCullough, mmccullough@medianewsgroup.com

FOLLOW US ON TWITTER



Application to
City of Alma
Zoning Board of Appeals

Date: 11-30-25

Reset Form

FOR: Variance in Zoning [X]

Appeal Administrative Decision []

Instructions To Applicants: (Requirements)

- (a) Applications must be accompanied by a fee of: Residential - \$ 75.00, Commercial & others - \$150.00, Satellite Dish - \$ 75.00
(b) Application must be accompanied by: 1) Site plan, plot plan or development plan drawn to a readable scale... 2) Complete plans and specifications...
(c) Application must be complete in every respect before it will be considered by the Zoning Board of Appeals.

1. Name of Applicant: KYLE MAPES
2. Address of Applicant: 218 PURDY DR. ALMA MI 48801
Telephone #: 989 388 8956 Fax #:
E-mail: KMAPES2011@GMAIL.COM

3. Address and description of property for review: SEE ABOVE (APPLICANT ADDRESS)

4. Reason for which variance in zoning is requested: INCREASE GARAGE SQUARE FOOTAGE

5. We have submitted a site plan, plot plan, or development plan marked PLAN for identification.

6. We have submitted other papers marked: N/A

7. We give the following reasons why we meet the criteria (shown on the next page) requested. (Attachments may be necessary)

Applicant ([] will / [X] will not) have an authorized representative attend the hearing.

Name of representative:

Note: Such representative should be prepared to provide any further information required by the Planning Commission.

The undersigned agrees to conform to all present and future applicable requirements for approval as set forth in the Zoning Ordinance and any criteria imposed by this ordinance review.

Applicant (Owners) or Authorized Agent's signature: [Signature] 11-30-25

City of Alma Zoning Ordinance available at: www.ci.alma.mi.us

Original, signed form must be presented to City of Alma Planning Department for formal processing.

Submit form to City of Alma Planning Dept.

Variations: Shall have the power to authorize upon appeal, specific variations from such dimensional requirements as lot area and width regulations, building height, and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Chapter when all the basic standards listed below are satisfied; that any variance granted:

1. Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Chapter.
2. Shall not permit the establishment within a zoning district of any use that is not permitted by right within the district.
3. Will not cause any adverse effect to property in the vicinity or in the zoning district of the City.
4. Is not where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
5. Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant.
6. Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Chapter.

Variiances: Shall have the power to authorize upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height, and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Chapter when all the basic standards listed below are satisfied; that any variance granted:

1. *Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Chapter.*

This would not effect the neighborhood in a negative fashion as it would increase the garage parking space to effectively store larger, modern day vehicles within the structure. This would decrease the opportunities for motor vehicle theft crimes moving forward by having vehicles locked inside of a structure.

2. *Shall not permit the establishment within a zoning district of any use that is not permitted by right within the district.*

Structure is already in use for the zoning area requirements.

3. *Will not cause any adverse effect to property in the vicinity or in the zoning district of the City.*

By increasing the garage size this will directly affect the resale value and increase the property value by creating more parking indoor parking area for the property. This increase will also allow for modern vehicles to be parked inside the structure. By being able to park larger, modern vehicles inside would also enhance the appearance of the neighborhood while also deterring crimes to be committed / attempted to be committed in the area.

4. *Is not where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.*

Other options for increasing garage and parking space have been looked at and considered, but building to the west, reducing the front set back, is the only option in this case. The garage abuts to living quarters to the east with a crawlspace, making it unbuildable; which also then negate the property value increase(s) the addition would create.

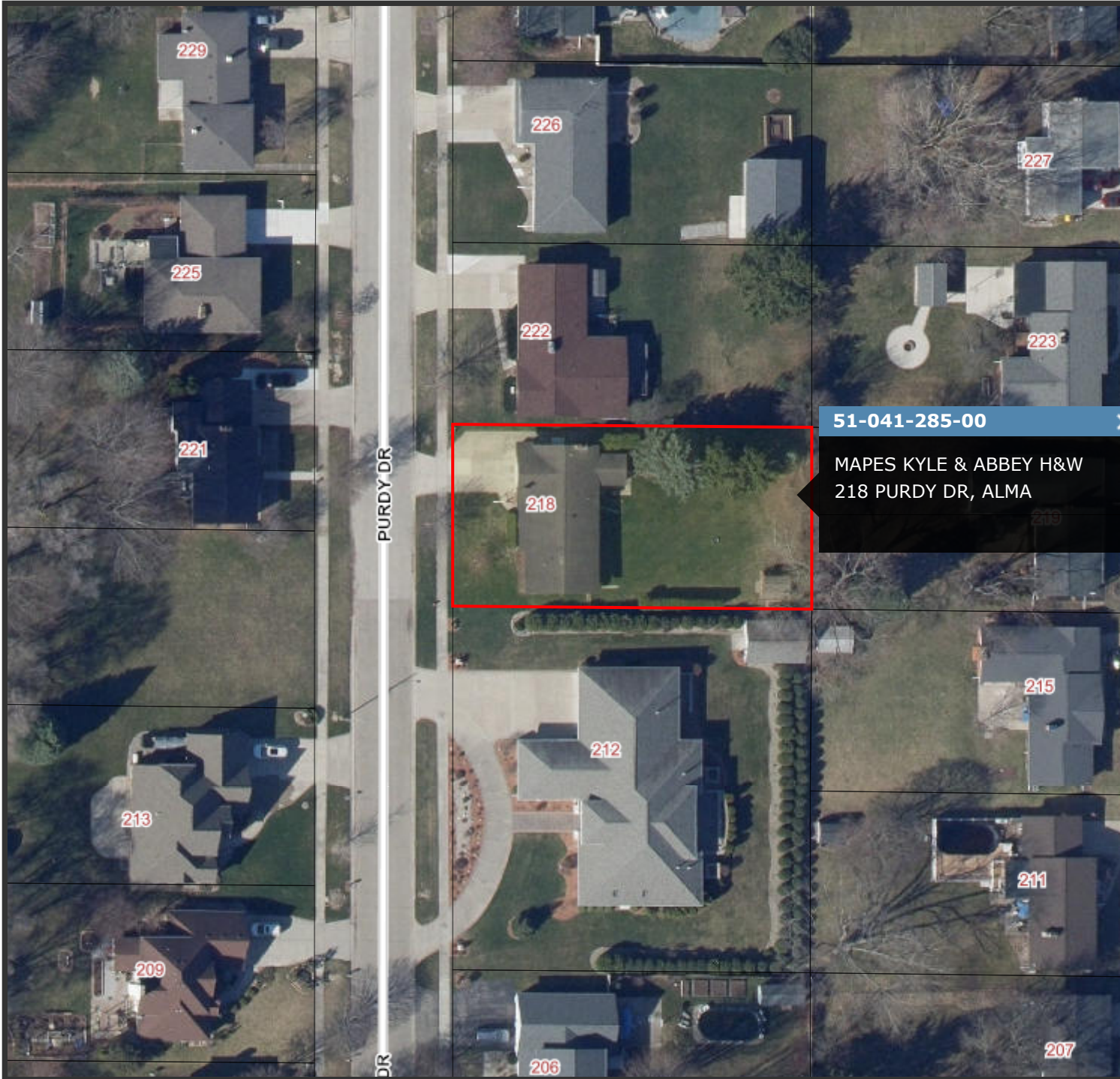
5. *Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant.*

The home was constructed in an area of smaller vehicles and smaller parking spaces being required. Due to the way the home was structured with the living quarter behind the garage

and the home being so close to the adjacent property (to the north), the only way to complete an addition is building west which encroaches on the setback. It should be noted the abutting neighborhood is zoned R-1a which allows for a 25' setback in comparison to the current 30' setback on this property, which would leave the property still below the abutting neighborhood zoning requirements.

6. *Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Chapter.*

Due to the living quarters abutting the garage to the east the only way to increase the garage size is building to the west; without the variance the project would be unobtainable.



Gratior GIS Authority



Map Publication:
02/05/2026 5:28 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratior GIS Authority expresses no warranty for the information displayed on this map document.

PURDY DR.

1/4" SCALE

30'

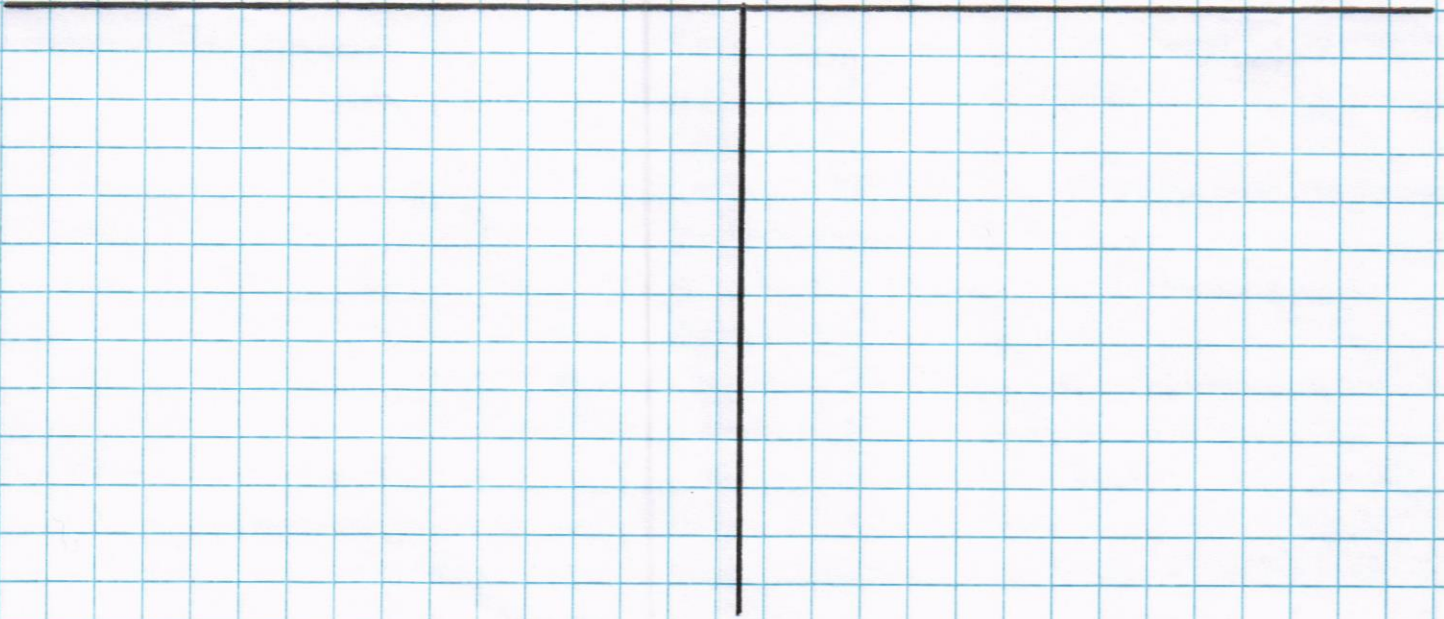
FRONT OF GARAGE
(EXIST)

CURRENT ~ 21' x 22'

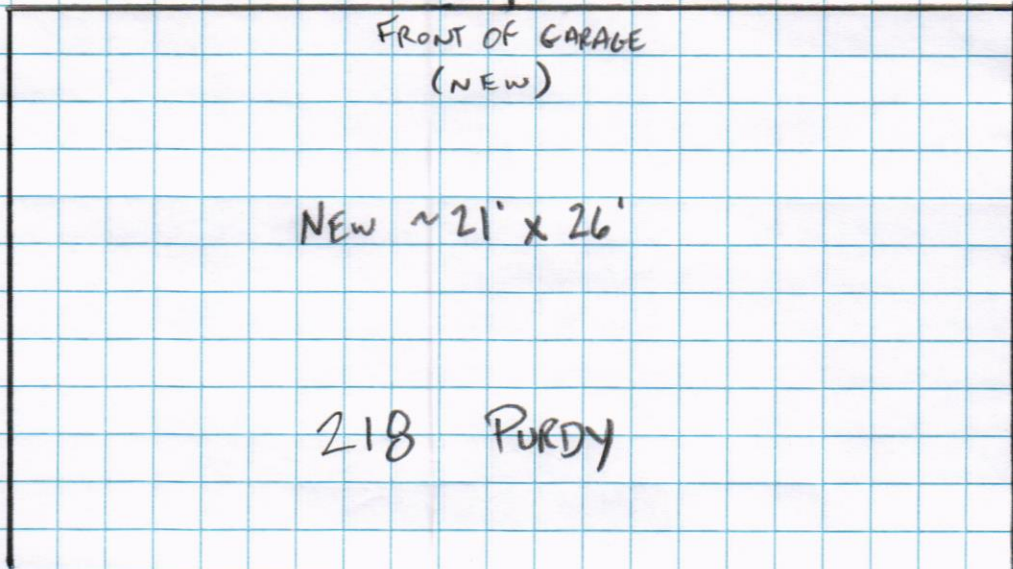
218 PURDY

PURDY DR.

1/4" SCALE



26'



FRONT OF GARAGE
(NEW)

NEW ~ 21' x 26''

218 PURDY

218 Purdy Dr. Zoning Request

Requesting a zoning variance at the above address to allow for a 4' addition onto the front (west facing) gable of the attached garage. This would increase the garage size from the existing (approx. 21'x22' to 21'x26') to fit modern vehicles more practically. Currently the set back is 30' from road to the existing gable of the garage – the addition would reduce the set back to 26'.

Attached is the Application for Zoning Board of Appeals as well as two sketches of the current set back and the new proposed set back.

The construction specs are as followed:

- Footing & block foundation to match existing
- Poured concrete floor at existing grade
- 2x4 exterior walls to match existing framing
- 7/16" OSB wall sheathing
- Vinyl clad siding to match existing
- Engineered trusses 2' OC to match existing roof line
- ½" OSB roof sheathing
- Asphalt shingles to match existing roof

All permitting and inspections as required.



MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION
39949 Garfield Rd., Suite 2, Clinton Twp., MI 48038

City of Alma
525 E. Superior St.

Alma, MI 48801

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cyndy Slater (Cyndy Slater), being duly sworn the he/she is the principal clerk of [m.publications], published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Published in the following edition(s):

Morning Sun 30 Jan 2026

VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting In the County of _____

Sworn to the subscribed before me this 6 Feb, 2026
Vicki Arsenault
Notary Public, State of Michigan
Acting in Oakland County

NOTICE OF PUBLIC HEARING

The Alma Zoning Board of Appeals will hold a Public Hearing on Thursday, February 12, 2026, at 5:00 p.m. at the Alma Municipal Building, 525 E Superior Street, to consider a request for a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four-foot (4') variance from the front yard setback requirement of thirty-feet (30'), for a new front yard setback of twenty-six-feet (26'), providing space for an addition to the attached garage. The request is in the R1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R1, Single Family Residential Zoning District.

All interested persons are asked to be present at this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior Street, Monday thru Friday, 9:00 a.m. to 4:00 p.m. Written Comments may also be mailed to:

Alma Zoning Board of Appeals
C/o Sara Anderson, Recording Secretary
525 E Superior Street
Alma, MI 48801

Tad Godfrey, Secretary
Alma Zoning Board of Appeals
aripley@myalma.org

PUBLISH: Friday, January 30, 2026

Advertisement Information

PROOF OF MAILING

STATE OF MICHIGAN)
)SS
County of Gratiot)

I hereby certify and affirm that on the 28th day of January 2026
I served a copy of the attached Notice on the names and addresses
listed below, by enclosing the same in an envelope with postage
fully prepaid, and depositing the same in a United States Mail
receptacle at Alma, Michigan.

Alice Rily

Subscribed and sworn to before me January 28, 2026

Sara Anderson

Gratiot County, Notary Public
Michigan
My Commission expires: Feb. 8, 2030

SARA ANDERSON
Notary Public, State of Michigan
County Of Gratiot
My Commission Expires Feb. 8, 2030
Acting in the County of Gratiot

NOTICE OF PUBLIC HEARING

You are in receipt of this notice of Public Hearing because you own property within 300' of a proposed variance of the parcel described below. If you have questions, please feel free to give me a call, Aeric Ripley, 989-463-9501.

The Alma Zoning Board of Appeals will hold a Public Hearing on Thursday, February 12, 2026, at 5:00 p.m. at the Alma Municipal Building, 525 E Superior Street, to consider a request for a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four-foot (4') variance from the front yard setback requirement of thirty-feet (30'), for a new front yard setback of twenty-six-feet (26'), providing space for an addition to the attached garage. The request is in the R1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R1, Single Family Residential Zoning District.

All interested persons are invited to attend this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior Street, Monday through Friday, 9:00 a.m. to 4:00 p.m. Written Comments may also be mailed to:

Alma Zoning Board of Appeals
C/o Sara Anderson, Recording Secretary
525 E Superior Street
Alma, MI 48801

Tad Godfrey, Secretary
Alma Zoning Board of Appeals
aripley@myalma.org



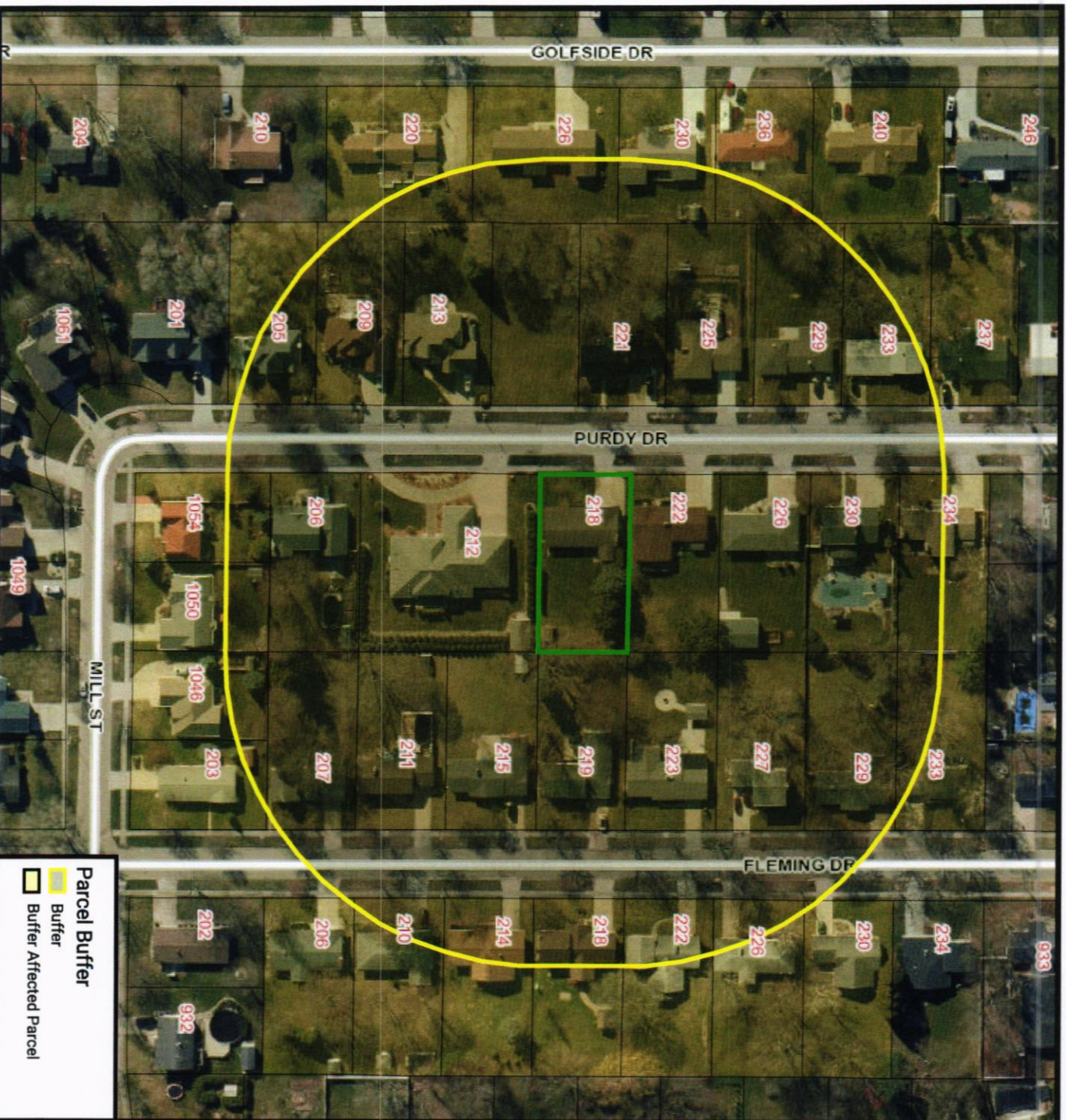
Gratiot GIS Authority



Map Publication:
01/28/2026 8:23 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.



Parcel Buffer

- Buffer
- Buffer Affected Parcel

NEFF MARK EDWARD
237 PURDY DR
ALMA, MI 48801-2160

LEMMERMANN JOHN & TONI
233 PURDY DR
ALMA, MI 48801-2160

ZAVALA JACOB
229 PURDY DR
ALMA, MI 48801-2160

MARR ROSEMARY
225 PURDY DR
ALMA, MI 48801-2160

GREER VINCENT L
221 PURDY DR
ALMA, MI 48801-2160

NICHOLS DAVID M & MARILYN J H&W
212 PURDY DR
ALMA, MI 48801-2161

ORTISI JOHN & JEISELLE TRUST
213 PURDY DR
ALMA, MI 48801-2160

POQUIZ JIMSON T & SOLEDAD S TRUST
209 PURDY DR
ALMA, MI 48801-2160

KELLNER TIMOTHY C & SHARON E TRUST
205 PURDY DR
ALMA, MI 48801-2160

CURTIS DONALD & KAREN
233 FLEMING DR
ALMA, MI 48801-2147

CONKLIN II GARY E
229 FLEMING DR
ALMA, MI 48801-2147

MASSENGILL RICHARD
227 FLEMING
ALMA, MI 48801

OLSON CARRIE REVOCABLE TRUST
223 FLEMING DR
ALMA, MI 48801-2147

ROSALES CARLOS FELICIANO JR
219 FLEMING DR
ALMA, MI 48801-2147

ZERBE DAVID
215 FLEMING
ALMA, MI 48801

GAGER JAMES B & BARBARA A H&W
211 FLEMING DR
ALMA, MI 48801-2147

KIMBALL JEAN
207 FLEMING DR
ALMA, MI 48801-2147

EDWARDS HEIDI
203 FLEMING DR
ALMA, MI 48801-2147

CADENA JOHN & KIMBERLY LIV TRUST
318 DEVON DR
SAINT LOUIS, MI 48880

HAGEN KARL F & CAROL R TRUST
1050 MILL ST
ALMA, MI 48801-2175

MROCZEK TARYN E & DOWNS RYAN C
1054 MILL ST
ALMA, MI 48801

WALWORTH DONALD J & JOSIE M
206 PURDY DR
ALMA, MI 48801-2161

NICHOLS DAVID & MARILYN
212 PURDY DR
ALMA, MI 48801-2161

MAPES KYLE & ABBEY H&W
218 PURDY DR
ALMA, MI 48801

SCABBO RUSSELL E
222 PURDY DR
ALMA, MI 48801-2161

BARE FREDERICK & CONNIE TRUST
226 PURDY DR
ALMA, MI 48801-2161

DAYMON DAVID LEE
230 PURDY DR
ALMA, MI 48801

SILVERTHORN MICHAEL J & JANET L
234 PURDY DR
ALMA, MI 48801

GIBSON DANIEL M
230 FLEMING DR
ALMA, MI 48801-2178

DOYLE JAYNE L
226 FLEMING DR
ALMA, MI 48801-2178

CASTILLO DAMETRIUS & ISABELLE
222 FLEMING
ALMA, MI 48801-2178

JERSEY PAUL D & SAMANTHA H&W
218 FLEMING
ALMA, MI 48801

COJOCAR JILL
2797 W WASHINGTON RD
ITHACA, MI 48847

GODFREY TADD W & LISA K
210 FLEMING DR
ALMA, MI 48801-2178

GUNTER JAMES G & JUDITH A
206 FLEMING DR
ALMA, MI 48801-2178

VLIET JUDY K
220 GOLFSIDE DR
ALMA, MI 48801-2122

LEGENE KATHRYN M
226 GOLFSIDE DR
ALMA, MI 48801-2122

MUSCOTT RONALD
230 GOLFSIDE DR
ALMA, MI 48801-2122

TAYLOR STUART T & CHAROLETTE E
236 GOLFSIDE DR
ALMA, MI 48801-2122

MOERLINS MICHAEL J & EMILY J TRUST
240 GOLFSIDE DR
ALMA, MI 48801-2122