

**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 Aerie 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.

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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.

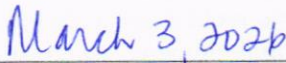
Other Business

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