



SPECIAL WORKSHOP MEETING
TUESDAY, MARCH 11, 2025
5:30 P.M.
AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA, CHANGES OR ADDITIONS
4. PUBLIC COMMENTS
5. NEW BUSINESS
 - A. Budget Amendments
 - B. Burly's PWC Special Land Use
6. PUBLIC COMMENTS
7. ANNOUNCEMENTS/INFORMATION
8. ADJOURNMENT

47 Cole St

Quincy

Michigan

49082

517.639.9065

www.Quincy-MI.org

GL Number	JNL CODE	POST DATE	REF#	DESCRIPTION	CHANGE TO BUDGET INCREASE (DECREASE)
101-000-401.000	BA	03/06/2025	90009990	CURRENT TAXES (REAL AND PERSONAL	23,263.00
101-000-412.000	BA	03/06/2025	90009990	DELINQUENT PERSONAL PROPERTY TAX	30,500.00
101-000-439.000	BA	03/06/2025	90009990	MARIJUANA TAX	(4,820.92)
101-000-447.000	BA	03/06/2025	90009990	PROPERTY TAX ADMIN FEE	382.00
101-000-475.000	BA	03/06/2025	90009990	LICENSES AND PERMITS	(17,575.00)
101-000-543.000	BA	03/06/2025	90009990	STATE GRANTS	360.00
101-000-600.000	BA	03/06/2025	90009990	CHARGES FOR SERVICES	10,224.00
101-000-665.000	BA	03/06/2025	90009990	INTEREST	550.00
101-000-667.591	BA	03/06/2025	90009990	EQUIP RENTAL-WATER FUND	5,000.00
101-000-671.000	BA	03/06/2025	90009990	MISCELLANEOUS REVENUE	25,000.00
101-000-674.000	BA	03/06/2025	90009990	PRIVATE CONTRIBUTIONS AND DONATI	(20,000.00)
101-000-720.000	BA	03/06/2025	90009990	UNEMPLOYMENT	50.00
101-101-801.000	BA	03/06/2025	90009990	PROFESSIONAL SERVICES	2,400.00
101-101-910.000	BA	03/06/2025	90009990	PROFESSIONAL DEVELOPMENT	2,100.00
101-101-915.000	BA	03/06/2025	90009990	MEMBERSHIPS	200.00
101-172-815.000	BA	03/06/2025	90009990	MARKETING/MISCELLANEOUS	(400.00)
101-172-861.000	BA	03/06/2025	90009990	MILEAGE REIMBURSEMENT	(285.00)
101-172-910.000	BA	03/06/2025	90009990	PROFESSIONAL DEVELOPMENT	30.00
101-172-914.000	BA	03/06/2025	90009990	TUITION REIMBURSEMENT	(3,000.00)
101-191-709.000	BA	03/06/2025	90009990	FICA	588.00
101-191-713.000	BA	03/06/2025	90009990	OVERTIME	200.00
101-191-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	3,000.00
101-191-851.000	BA	03/06/2025	90009990	POSTAGE	1,000.00
101-191-861.000	BA	03/06/2025	90009990	MILEAGE REIMBURSEMENT	(1,400.00)
101-191-900.000	BA	03/06/2025	90009990	PRINTING AND PUBLISHING	(3,500.00)
101-191-910.000	BA	03/06/2025	90009990	PROFESSIONAL DEVELOPMENT	2,600.00
101-228-792.000	BA	03/06/2025	90009990	HARDWARE PURCHASES	(15,000.00)
101-265-751.000	BA	03/06/2025	90009990	OFFICE SUPPLIES	(1,000.00)
101-265-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(120,000.00)
101-265-900.000	BA	03/06/2025	90009990	PRINTING AND PUBLISHING	900.00
101-265-934.000	BA	03/06/2025	90009990	REPAIRS & MAINTENANCE	2,500.00
101-265-935.000	BA	03/06/2025	90009990	PROPERTY & LIABILITY INSURANCE	285.00
101-294-961.000	BA	03/06/2025	90009990	MISCELLANEOUS EXPENSE	2,610.00
101-301-671.000	BA	03/06/2025	90009990	MISCELLANEOUS REVENUE	2,000.00
101-301-675.000	BA	03/06/2025	90009990	VEHICLE INSPECTIONS	(1,000.00)
101-301-702.000	BA	03/06/2025	90009990	WAGES- FTE	(146,856.00)
101-301-702.400	BA	03/06/2025	90009990	PAYROLL - CIVILIAN WAGES	6,460.00
101-301-709.000	BA	03/06/2025	90009990	FICA	(6,779.00)
101-301-712.000	BA	03/06/2025	90009990	INSURANCE OPT OUT	(12,000.00)
101-301-713.000	BA	03/06/2025	90009990	OVERTIME	(2,100.00)
101-301-716.000	BA	03/06/2025	90009990	DEFINED CONTRIBUTION PLAN	(10,936.00)
101-301-718.000	BA	03/06/2025	90009990	HEALTH INSURANCE PREMIUMS	(15,658.00)
101-301-752.000	BA	03/06/2025	90009990	MAINTENANCE SUPPLIES	(1,000.00)
101-301-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(5,000.00)
101-301-850.000	BA	03/06/2025	90009990	COMMUNICATIONS	(1,500.00)
101-301-860.000	BA	03/06/2025	90009990	FUEL	(3,000.00)
101-301-861.000	BA	03/06/2025	90009990	MILEAGE REIMBURSEMENT	(300.00)
101-301-915.000	BA	03/06/2025	90009990	MEMBERSHIPS	1,200.00
101-301-935.000	BA	03/06/2025	90009990	PROPERTY & LIABILITY INSURANCE	(9,552.00)
101-301-936.000	BA	03/06/2025	90009990	VEHICLE INSURANCE	20.00
101-441-702.000	BA	03/06/2025	90009990	WAGES- FTE	15,727.00
101-441-709.000	BA	03/06/2025	90009990	FICA	2,085.00
101-441-716.000	BA	03/06/2025	90009990	DEFINED CONTRIBUTION PLAN	225.00
101-441-718.000	BA	03/06/2025	90009990	HEALTH INSURANCE PREMIUMS	15,023.00
101-441-741.000	BA	03/06/2025	90009990	UNIFORMS	300.00
101-441-751.000	BA	03/06/2025	90009990	MAINTENANCE SUPPLIES	(5,000.00)
101-441-910.000	BA	03/06/2025	90009990	PROFESSIONAL DEVELOPMENT	(500.00)
101-441-932.000	BA	03/06/2025	90009990	VEHICLE REPAIRS & MAINTENANCE	5,000.00
101-441-944.000	BA	03/06/2025	90009990	FORESTRY	(1,000.00)
101-728-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(3,500.00)
101-728-880.000	BA	03/06/2025	90009990	COMMUNITY PROMOTION	(3,000.00)
101-728-962.000	BA	03/06/2025	90009990	SPECIAL EVENT EXPENSES	3,500.00
101-751-702.000	BA	03/06/2025	90009990	WAGES- FTE	1,717.00
101-751-709.000	BA	03/06/2025	90009990	FICA	308.00
101-751-713.000	BA	03/06/2025	90009990	OVERTIME	1,551.00
101-751-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(5,000.00)
101-751-920.000	BA	03/06/2025	90009990	ELECTRIC	7,000.00
101-751-934.000	BA	03/06/2025	90009990	OPERATING SUPPLIES	(1,500.00)
101-751-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	6,500.00
202-000-547.000	BA	03/06/2025	90009990	STATE-MAJOR	20,000.00
202-000-548.000	BA	03/06/2025	90009990	METRO ACT	480.00
202-449-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(11,000.00)
202-450-713.000	BA	03/06/2025	90009990	OVERTIME	245.00
202-451-713.000	BA	03/06/2025	90009990	OVERTIME	150.00
202-451-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	500.00
202-452-702.000	BA	03/06/2025	90009990	WAGES- FTE	(688.00)
202-452-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER	(3,000.00)
203-000-548.000	BA	03/06/2025	90009990	METRO ACT	230.00
203-000-549.000	BA	03/06/2025	90009990	STATE-LOCAL	7,000.00
203-449-713.000	BA	03/06/2025	90009990	OVERTIME	10.00

GL Number	JNL CODE	POST DATE	REF#	DESCRIPTION	CHANGE TO BUDGET INCREASE (DECREASE)
203-449-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	(30,000.00)
203-450-713.000	BA	03/06/2025	90009990	OVERTIME	388.00
203-450-752.000	BA	03/06/2025	90009990	SUPPLIES	(3,500.00)
203-451-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	200.00
203-452-702.000	BA	03/06/2025	90009990	WAGES- FTE	450.00
203-452-709.000	BA	03/06/2025	90009990	FICA	48.00
203-452-716.000	BA	03/06/2025	90009990	DEFINED CONTRIBUTION PLAN	18.00
203-454-841.000	BA	03/06/2025	90009990	WORKERS COMPENSATION	70.00
204-000-401.000	BA	03/06/2025	90009990	CURRENT TAXES (REAL AND PERSONAL	7,834.00
248-000-402.000	BA	03/06/2025	90009990	CURRENT TAXES (REAL & PERSONAL)	972.00
248-729-765.000	BA	03/06/2025	90009990	BANNERS/DECORATIONS	235.00
248-729-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	(2,175.00)
248-729-881.000	BA	03/06/2025	90009990	FACADE PROGRAM	2,175.00
590-000-488.000	BA	03/06/2025	90009990	CONNECTION FEES	600.00
590-000-539.000	BA	03/06/2025	90009990	STATE GRANTS CWSRF	225,000.00
590-000-643.000	BA	03/06/2025	90009990	SEWER BASE CHARGE	7,509.00
590-536-702.000	BA	03/06/2025	90009990	WAGES- FTE	(15,686.00)
590-536-702.999	BA	03/06/2025	90009990	IPP ACTIVITIES	(1,000.00)
590-536-709.000	BA	03/06/2025	90009990	FICA	(1,000.00)
590-536-713.000	BA	03/06/2025	90009990	OVERTIME	(129.00)
590-536-725.000	BA	03/06/2025	90009990	IPP WAGES	(1,000.00)
590-536-767.000	BA	03/06/2025	90009990	UNIFORMS	(1,000.00)
590-536-768.000	BA	03/06/2025	90009990	SAFETY SUPPLIES	(400.00)
590-536-792.000	BA	03/06/2025	90009990	HARDWARE PURCHASES	(6,000.00)
590-536-850.000	BA	03/06/2025	90009990	COMMUNICATIONS	1,054.00
590-536-860.000	BA	03/06/2025	90009990	FUEL	1,000.00
590-536-861.000	BA	03/06/2025	90009990	MILEAGE REIMBURSEMENT	(250.00)
590-536-880.000	BA	03/06/2025	90009990	COMMUNITY PROMOTION	(500.00)
590-536-900.000	BA	03/06/2025	90009990	PRINTING AND PUBLISHING	(300.00)
590-536-910.000	BA	03/06/2025	90009990	PROFESSIONAL DEVELOPMENT	(1,000.00)
590-536-935.000	BA	03/06/2025	90009990	PROPERTY & LIABILITY INSURANCE	1,550.00
590-536-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	(5,000.00)
590-537-752.000	BA	03/06/2025	90009990	OPERATING SUPPLIES	(1,300.00)
590-537-753.000	BA	03/06/2025	90009990	CHEMICALS	(3,000.00)
590-537-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	22,000.00
590-537-802.000	BA	03/06/2025	90009990	CLEANING/TV CONTRACTORS	(5,000.00)
590-537-929.000	BA	03/06/2025	90009990	EQUIPMENT	(8,000.00)
590-537-931.000	BA	03/06/2025	90009990	EQUIPMENT REPAIRS	(7,000.00)
590-537-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	2,000.00
590-539-702.000	BA	03/06/2025	90009990	WAGES- FTE	(2,343.00)
590-539-713.000	BA	03/06/2025	90009990	OVERTIME	271.00
590-539-752.000	BA	03/06/2025	90009990	OPERATING SUPPLIES	(1,100.00)
590-539-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	442,783.00
590-539-929.000	BA	03/06/2025	90009990	EQUIPMENT	(17,450.00)
590-539-931.000	BA	03/06/2025	90009990	EQUIPMENT REPAIRS	(1,000.00)
590-539-940.100	BA	03/06/2025	90009990	IPP LAB/TESTING	1,100.00
591-000-539.000	BA	03/06/2025	90009990	STATE GRANTS DWSRF	(1,162,900.00)
591-000-646.000	BA	03/06/2025	90009990	METER CHARGE	380.00
591-000-647.000	BA	03/06/2025	90009990	WATER BASE CHARGE	56,000.00
591-000-655.000	BA	03/06/2025	90009990	FINES AND FORFEITURES	3,500.00
591-000-671.000	BA	03/06/2025	90009990	MISCELLANEOUS REVENUE	400.00
591-536-767.000	BA	03/06/2025	90009990	UNIFORMS	(1,000.00)
591-536-768.000	BA	03/06/2025	90009990	SAFETY SUPPLIES	(400.00)
591-536-792.000	BA	03/06/2025	90009990	HARDWARE PURCHASES	(1,000.00)
591-536-793.000	BA	03/06/2025	90009990	SOFTWARE PURCHASES	4,000.00
591-536-850.000	BA	03/06/2025	90009990	COMMUNICATIONS	1,056.00
591-536-860.000	BA	03/06/2025	90009990	FUEL	1,500.00
591-536-916.000	BA	03/06/2025	90009990	PERMITS	225.00
591-536-935.000	BA	03/06/2025	90009990	PROPERTY & LIABILITY INSURANCE	1,463.00
591-536-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	(6,000.00)
591-538-702.000	BA	03/06/2025	90009990	WAGES- FTE	11,284.00
591-538-709.000	BA	03/06/2025	90009990	FICA	956.00
591-538-713.000	BA	03/06/2025	90009990	OVERTIME	373.00
591-538-716.000	BA	03/06/2025	90009990	DEFINED CONTRIBUTION PLAN	682.00
591-538-718.000	BA	03/06/2025	90009990	HEALTH INSURANCE PREMIUMS	500.00
591-538-752.000	BA	03/06/2025	90009990	OPERATING SUPPLIES	(17,000.00)
591-538-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	(37,000.00)
591-538-931.000	BA	03/06/2025	90009990	EQUIPMENT REPAIRS	(13,000.00)
591-538-939.000	BA	03/06/2025	90009990	EQUIPMENT RENTAL	5,000.00
591-538-940.000	BA	03/06/2025	90009990	RENTALS-MISC	(750.00)
591-538-946.000	BA	03/06/2025	90009990	ENGINEERING SERVICES	(500.00)
591-539-702.000	BA	03/06/2025	90009990	WAGES- FTE	811.00
591-539-709.000	BA	03/06/2025	90009990	FICA	69.00
591-539-716.000	BA	03/06/2025	90009990	DEFINED CONTRIBUTION PLAN	71.00
591-539-753.000	BA	03/06/2025	90009990	CHEMICALS	5,000.00
591-539-801.000	BA	03/06/2025	90009990	PROFESSIONAL AND CONTRACTUAL SER'	(905,000.00)
591-539-921.000	BA	03/06/2025	90009990	NATURAL GAS	1,800.00
591-539-930.000	BA	03/06/2025	90009990	EQUIPMENT MAINTENANCE	(5,000.00)



Special Land Use Application

Applicant Information

Name	Burly's PWC Repair - Chris Berlincourt	Telephone Number	517-317-2515				
Address	164 E Chicago St	City	Quincy	State	MI	Zip Code	49082

Owner Information (If different)

Name	Telephone Number		
Address	City	State	Zip Code

Property Information

Address of Property	Zoning District	Land Area (sq. ft.)
164 E Chicago St. Quincy MI 49082	Commercial	88,603.24 (2.03 acres)

Legal Description or Attach Separate Page

081-N01-000-229-00 - BEG ON CEN OF CHICAGO ST 24 RD ELY OF N & S 1/4 LI SEC 15, NLY TO A PT ON S LI OF NYCRR RIGHT OF WAY 19 RD ELY OF N & S 1/4 LI ELY ON S LI OF RIGHT OF WAY TO A PT 666 FT WLY OF E LI, W 1/2, SE 1/4, S TO CEN OF CHICAGO ST WLY ON CEN OF ST TO BEG NORTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W

Proposed Use

Description of Proposed Special Land Use (attach additional page(s) if necessary)

Requesting Special Use approval for home business for a use listed in section 3.01 Vehicle Repair - Recreational Vehicle Repair (personal watercraft repair). Repairs will only be done inside the existing 30' x 40' pole barn, with no need for outdoor storage.

Project Impact

Attach additional page(s) if necessary

Owner Certification

I hereby certify that I am presently the legal owner for the above-described property and all of the information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the Village of Quincy and all conditions or limitations imposed shall be fulfilled.

Signature	Date
	1-30-25



PUBLIC HEARING NOTICE
SPECIAL LAND USE
QUINCY JOINT PLANNING COMMISSION

Please take notice that the Quincy Joint Planning Commission, Branch County, Michigan will hold a public hearing for an application made by Chris and Amanda Berlincourt – Burly's PWC Repair, for a Special Land Use at 164 E Chicago Street, Quincy, MI 49082. This action will allow the property to be used as a Personal Watercraft Repair.

The public hearing for the application will be held at the Village Hall, 47 Cole Street, Quincy, Michigan 49082 (phone 517-639-9065), on Wednesday, February 26, 2025 at 7:00 pm. The application may be inspected at Village Clerk's Office located at the Village Hall, during normal business (Monday-Thursday 7:30-6:00).

Written comments submitted to the Village Clerk prior to, or in person to the Chair at, the public hearing will be entered into the public hearing record. All persons wishing to appear at the public hearing may do so in person or by attorney.

47 Cole St

Quincy

Michigan

49082

517.639.9065

www.Quincy-MI.org



This institution is an equal opportunity provider

DOLLAR GENERAL
C/O: STORE NUMBER 10508
PO BOX 182595
COLUMBUS, OH 43218-2595

KELLER, FRANK
747 E CHICAGO ST
QUINCY, MI 49082

PASKE, DOUGLAS
166 E CHICAGO ST
QUINCY, MI 49082-1161

PATTERSON, EDITH
154 E CHICAGO ST
QUINCY, MI 49082-1161

BLAIR, JERRY
147 E CHICAGO ST
QUINCY, MI 49082-1165

BUTLER, MICHAEL
163 E CHICAGO ST
QUINCY, MI 49082-1165

Marsden, Thomas
211 Lakeside Dr
Quincy MI 49082

Bowerman, William
218 N Ray Quincy Rd
Quincy MI 49082

KRICK, FRANCIS
159 E CHICAGO ST
QUINCY, MI 49082-1165

ROCHA, ADAN
252 W CARLETON RD
HILLSDALE, MI 49242-5034

BERLIN COURT, CHRISTOPHER
164 E CHICAGO ST
QUINCY, MI 49082-1161

DAIRY QUEEN
145 E CHICAGO ST
QUINCY, MI 49082-1165

164 E CHICAGO ST QUINCY, MI 49082 (Property Address)

Parcel Number: 081-N01-000-229-00

Property Owner: BERLINCOURT, CHRISTOPHER R

Summary Information

> Assessed Value: \$77,677 | Taxable Value: \$56,269

> 3 Building Department records found

Owner and Taxpayer Information

Owner	BERLINCOURT, CHRISTOPHER R Taxpayer	SEE OWNER INFORMATION
	164 E CHICAGO ST	
	QUINCY, MI 49082	

General Information for Tax Year 2024

Property Class	401 RESIDENTIAL-IMPROVED	Unit	081 QUINCY VILLAGE
School District	QUINCY COMMUNITY SCHOOL DIST	Assessed Value	\$77,677
Map Number	Not Available	Taxable Value	\$56,269
User Number Index	Not Available	State Equalized Value	\$77,677
User Alpha 1	Not Available	Date of Last Name Change	Not Available
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date05/09/2014

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$70,483	\$70,483	\$53,590
2022	\$63,009	\$63,009	\$51,039
2021	\$59,635	\$59,635	\$49,409

Land Information

Zoning Code	Total Acres	2.040
Land Value	Land Improvements	\$0
Renaissance Zone	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Mortgage Code	Not Available
Lot Dimensions/Comments	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

BEG ON CEN OF CHICAGO ST 24 RD ELY OF N & S 1/4 LI SEC 15, NLY TO A PT ON S LI OF NYCRR RIGHT OF WAY 19 RD ELY OF N & S 1/4 LI ELY ON S LI OF RIGHT OF WAY TO A PT 666 FT WLY OF E LI, W 1/2, SE 1/4, S TO CEN OF CHICAGO ST WLY ON CEN OF ST TO BEG NORTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available

Split Number

0

Courtesy Split

Not Available

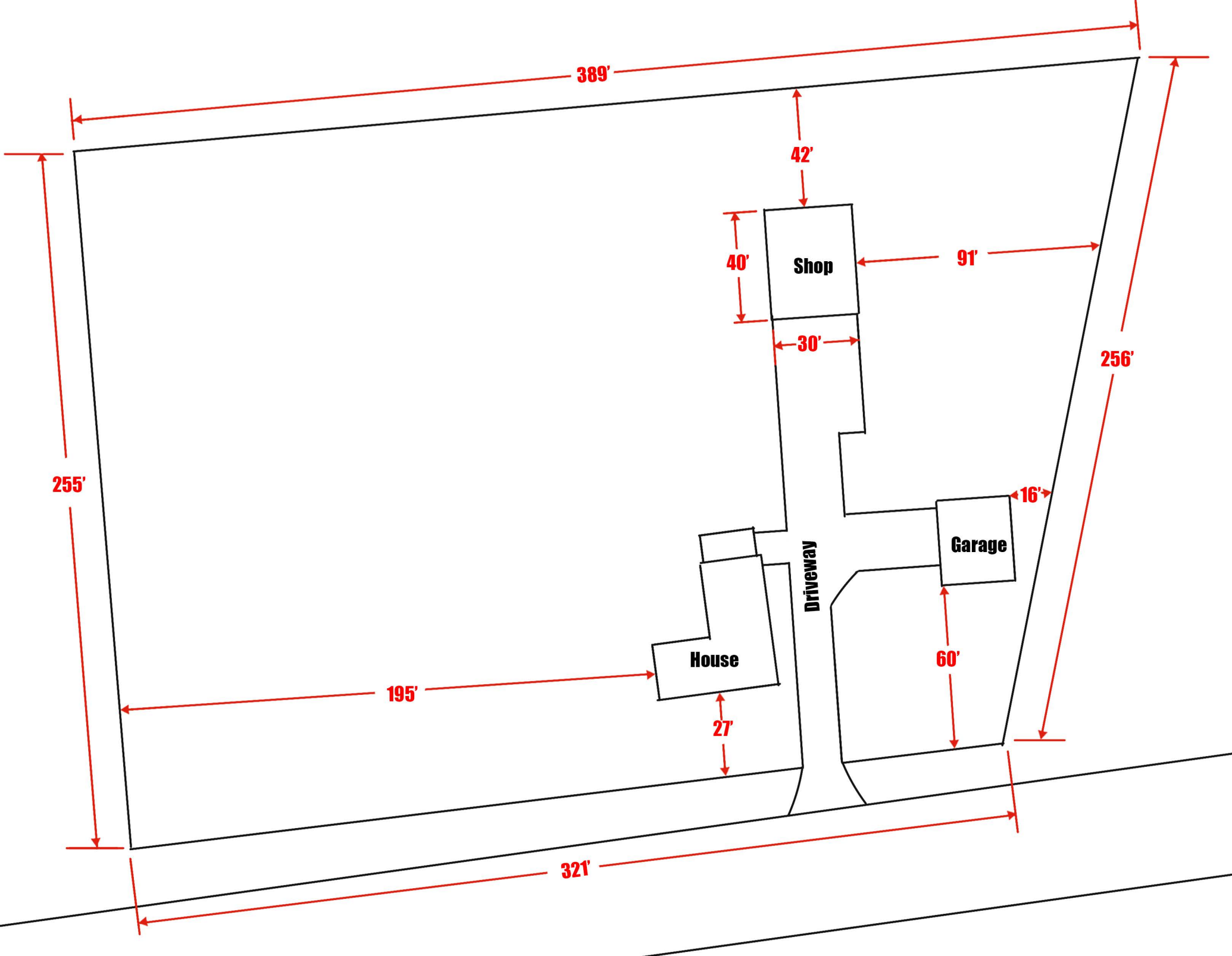
Parent Parcel

No Data to Display

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
05/09/2014	\$98,000.00	WD	FICKLE, KENNETH G & APRIL M	BERLINCOURT, CHRISTOPHER R	2014-02748
11/05/2003	\$92,000.00	WD	HAEHL, JAMES E & CORINNE S FKA FICK	FICKLE, KENNETH G	0998/315
05/03/1994	\$66,500.00	LC	HAEHL, JAMES III & ETAL		622/257

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Hillsdale County Railway Co



164 E CHICAGO ST



E Chicago St



Hillsdale County Railway Co

E Chicago St

12

42







STAFF REPORT TO THE JOINT PLANNING COMMISSION
February 26, 2025

SUBJECT: Special Land Use - 164 West Chicago Street
APPLICANT: Chris and Amanda Berlincourt
PROPOSED: Live Work Property
LOCATION: 164 E Chicago Street 081-N01-000-229-00
ZONING DISTRICT: C - Commercial
PROPOSED ZONING: Residential / Live Work
ADJACENT ZONING: Residential, Commercial

BACKGROUND

Petition from Chris and Amanda Berlincourt requesting a Special Land Use approval to allow a live work unit for the use of personal watercraft repair located at 164 E Chicago Street, Parcel #12-081-N01-000-229-00. The subject site is located on the east side of the Village.

The property is zoned residential in the commercial zoning district. Chris Berlincourt repaired personal watercrafts as a hobby for a few years, and made the decision to pursue opening a repair shop full time. Per the Zoning Ordinance, the proposed use is an allowable special land use in the commercial zoning district which must meet standards established in Sections 6.16 and Section 6.37.

Proposed Scope of Project

The special land use petition is for a live/work use for a personal watercraft repair shop. The personal watercraft repair (recreational vehicle repair) shop falls under the use definition of Vehicle Repair. The work will be inside the existing pole barn / shop on the property, with no outdoor storage.

Applicable Zoning Ordinance Provisions

Article 3, Section 3.01 Table of Permitted Uses
Article 6, Section 6.16 Live Work
Article 6, Section 6.37 Vehicle Repair

Neighborhood Response

We have not received any comment from the neighborhood.

Basis of Determination

The Planning Commission shall take in to account the following standards to determine approval of each request:

47 Cole St

Quincy

Michigan

49082

517.639.9065

www.Quincy-MI.org

Section 6.16 Live Work

- A. Definition. A use that contains a dwelling unit, along with retail, office, and/or maker space within the same, single, leasable or for-sale unit.
- B. Standards. No additional standards.

Section 6.37 Vehicle Repair

- A. Definition. An enclosed building where the following services may be carried out: general repairs, engine re-building, reconditioning of motor vehicles; collision services, such as frame or fender straightening and repair; painting and undercoating of automobiles; and, similar vehicle repair activity.
 - a. Examples include, but are not limited to:
 - i. Body Shops
 - ii. General automobile repair facilities
 - iii. Oil change facilities
 - iv. Boat repair
 - v. Recreational vehicle repair
 - vi. Motorcycle/Powersport repair
 - b. The following uses shall not fall under this definition:
 - i. Bicycle repair or lawnmower repair, which shall be considered “Personal Services.”
- B. Standards.
 - a. No servicing or repair of any vehicle shall be permitted unless said vehicle is parked within the building.
 - b. All equipment used in the servicing and repair of vehicles shall be located within an enclosed building.
 - c. Outside storage or parking of disabled, wrecked, inoperable, or partially dismantled vehicles shall not be permitted outside of areas specifically designated for said purpose on the site plan. Outdoor storage of damaged or inoperable vehicles shall be subject to all requirements for Outdoor Storage, including separate Special Use Approval and compliance with the standards in Section 7.10. All other vehicles shall be parked in striped and approved parking spaces.
 - d. Building elevations shall be submitted illustrating the configuration and design of the exterior of the building. The locations of overhead doors shall be clearly indicated. All overhead doors must be accessed by drive aisles that meet the dimensional standards of this Ordinance.
 - e. Vehicle Sales in conjunction with repair facilities must receive separate zoning approval from the Village, and must meet all relevant standards, including those in Section 6.38.
 - f. All Village, County, State, and Federal regulations regarding the storage, transportation, and disposal of oil, gasoline, and other flammable liquids must be met

Standards for Decisions. In evaluating a proposed Special Land Use, the following factors shall be considered as a basis of decision and/or approval.

- A. The similarity and compatibility of the proposed Special Land Use with permitted uses in the respective zoning districts.
- B. Whether or not the proposed use would create a traffic hazard to a greater degree than the permitted uses in that district.
- C. Whether or not the proposed use would create obnoxious or harmful noise or odors.
- D. Location in relation to roads and adjacent residential areas.
- E. Buffering lights and noise from adjacent residential uses where appropriate.
- F. Preservation of elements of the natural environmental such as trees, natural land forms, shore areas and drainage patterns.
- G. Safety factors, such as access for fire and police.
- H. Relationship to shore and stream preservation principles where appropriate.

Analysis and Recommendation

Based upon the live work and special land use standards:

Section 6.16

- A. The proposed use is compatible with surrounding uses.
- B. No impact expected
- C. No impact expected.
- D. No impact expected
- E. Not expected to be an issue.
- F. No changes are proposed to natural features.
- G. Not applicable
- H. Not applicable.

Attachments

The following information is attached and made part of this Staff report.

1. Photographs and Aerial Photographs of the site

Staff Recommendation

Approve the request as presented.