

MANISTEE CITY ZONING BOARD OF APPEALS

70 Maple Street
P.O. Box 358
Manistee, MI 49660

MEETING MINUTES

February 11, 1999

A meeting of the Manistee city Zoning board of Appeals was held on Thursday, February 11, 1999 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:35 p.m. by Chairman Ed Grabowski.

MEMBERS PRESENT: Ed Grabowski, Mary Ann Johnson, John Serocki

MEMBERS LATE: John Perschbacher

MEMBER ABSENT: Ray Rutkowski

ALTERNATE PRESENT: Mark Wittlief

ALTERNATE ABSENT: Robert Johnson

OTHERS PRESENT: Dr, Geoffrey Paine, Richard Franckowiak (501 Water Street), Alice Petersen (505 Water Street), Liz Laskey (507 Water Street), Ray Fortier, Dave Horton, Mary Luczyk (811 Concord Street) and Jon Rose (Community Development Officer)

PUBLIC HEARING:

Dr. Geoffrey Paine

Dr. Geoffrey Paine purchased the property at 504 Water Street with the intention of demolishing the building on the property and building a new dental office. Dr. Paine is requesting a variance to allow two parking spaces within the front-yard set-back and reduce the required number of parking spaces from 27 to 17.

John Perschbacher arrived at 5:40 p.m.

Richard Franckowiak of 501 Water Street express a concern about the Marina Parking. Alice Petersen of 505 Water Street will be glad to see the old building removed but also had concerns about the Marina Parking. Liz Laskey, 507 Water Street appreciates Dr. Paine's plans but expressed

concern over the parking. Ray Fortier asked if there was room in front of the building for extra parking spaces.

Public Hearing closed at 5:58 p.m.

David & Marjorie Horton

David & Marjorie Horton want to purchase the home at 813 Concord Street. Mr. & Mrs. Horton are requesting a variance to reduce the side-yard set-back from 36" to 26" to extend the existing wall of the garage.

Mrs. Mary Luczyk, 811 Concord Street stated she had no objection to the request.

Public Hearing closed at 6:04 p.m.

BUSINESS SESSION:

Minutes

MOTION by John Perschbacher, seconded by John Serocki that the minutes of the November 18, 1998 Board of Appeals Meeting be approved. Minutes were approved unanimously.

Geoffrey Paine

A Public Hearing was held earlier regarding the request from Dr. Geoffrey Paine for a variance to allow two parking spaces within the front-yard set-back and reduce the required number of parking spaces from 27 to 17.

MOTION by John Perschbacher, seconded by Mary Ann Johnson that both a variance to allow two parking spaces within the front-yard set-back and to reduce the required number of parking spaces from 27 to 17 be granted. Parking is to be restricted to vehicles only, with no trailers or campers allowed. This motion was made with the following findings of fact:

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands structures, or buildings in the same Land Use District.

The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the Land Use District under the terms of this Ordinance.

The special conditions and/or circumstances are NOT the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance.

Granting of the variance would be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare.

MOTION PASSED UNANIMOUSLY.

Dr. Paine agreed to consider modifying green space to provide additional parking in the event parking becomes a problem.

David & Marjorie Horton

A public hearing was held earlier regarding the request from David & Marjorie Horton who want to purchase the home at 813 Concord Street. Mr. & Mrs. Horton are requesting a variance to reduce the side-yard set-back from 36" to 26" to extend the existing wall of the garage.

MOTION by John Serocki, seconded by Mark Wittlief that a variance be granted to reduce the side-yard set-back from 36" to 26" to extend the existing wall of the garage. This motion was made with the following findings of fact.

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands structures, or buildings in the same Land Use District.

The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the Land Use District under the terms of this Ordinance.

The special conditions and/or circumstances are NOT the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance.

Granting of the variance would be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare.

MOTION PASSED UNANIMOUSLY

Election of Officers

Jon Rose asked for nominations to the position of Chair. Mary Ann Johnson nominated Ed Grabowski. There being no further nominations. Ed Grabowski was elected Chair for the 1999 year.

Grabowski asked for nominations to the position of Vice-Chair/Secretary. Ed Grabowski nominated John Serocki. John Serocki was elected Vice-Chair Secretary for the 1999 year.

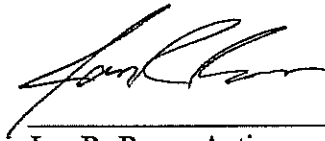
ADJOURNMENT:

There being no further business a motion to adjourn was made by Mary Ann Johnson, seconded by John Serocki.

MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 6:14 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary

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