

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

August 23, 1999

A meeting of the Manistee City Zoning Board of Appeals was held on Monday, August 23, 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 5:30 p.m. by Chairman Ed Grabowski.

**MEMBERS PRESENT:** Ed Grabowski, Mary Ann Johnson, and John Perschbacher

**MEMBER LATE:** Mark Wittlieff

**MEMBERS ABSENT:** John Serocki

**OTHERS PRESENT:** Tom Amor Jr. (Amor Sign Studios), Pastor Doug McGinn, John Widgren, Mark Niesen (Building and Zoning) and Jon Rose (Community Development)

**PUBLIC HEARING:**

**Good Shepherd Lutheran Church**

Good Shepherd Lutheran Church, 521 Cypress street is requesting a variance to height restriction for a sign from 7 feet to 14 feet 2 inches and a variance to the front-yard set-back from 10 feet to 3 feet 6 inches from the property line (5 feet from the sidewalk) to construct a sign.

Dave Bachman, Chief of Police has reviewed the proposed location of the sign and recommended that the sign be a minimum of 6 feet off the ground, maintain a 5 foot set-back from the sidewalk and any landscaping around the base of the sign be kept to a height not to interfere with a line of vision for vehicular traffic.

Pastor Doug McGinn spoke of the need for the new sign for the church.

There being no further discussion the public hearing closed at 5:35 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by John Perschbacher, seconded by Mary Ann Johnson that the minutes of the July 18, 1999 Zoning Board of Appeals be approved. Minutes were approved unanimously.

Good Shepherd Lutheran Church - Height Restriction/Sign

A public hearing was held earlier in response to a request from Good Shepherd Lutheran Church, 521 Cypress Street for a variance to height restriction from 7 feet to 14 feet 2 inches for a sign.

MOTION by Mark Wittlief, seconded by Mary Ann Johnson that a variance height restriction for a sign from 7 feet to 14 feet 2 inches be granted. This motion was made with the following findings of fact and the condition that no shrubbery or anything but flowers allowed below sign to preserve visibility at corner.

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.

Good Shepherd Lutheran Church - Front-yard set-back

A Public Hearing was held earlier regarding the request from Good Shepherd Lutheran Church for variance to the front-yard set-back from 10 feet to 3 feet 6 inches (5 feet from the sidewalk) to construct a sign.

MOTION by Mark Wittlief, seconded by John Perschbacher that a variance to the front-yard set-back from 10 feet to 3 feet 6 inches from the property line (5 feet from the sidewalk) to construct a sign be granted. 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.

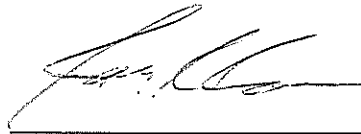
**ADJOURNMENT:**

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

MOTION APPROVED UNANIMOUSLY.

Meeting adjourned at 5:48 p.m.

Respectfully Submitted



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Jon R. Rose, Acting as Secretary