

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

**February 26, 1997**

A special meeting of the Manistee City Zoning Board of Appeals was held on Wednesday, February 26, 1997 at 7:00 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 p.m. by Zoning Administrator, Lori Donnan

**MEMBERS PRESENT:** D. Jones, M. Johnson, E. Budnik, E. Gutowski,

**MEMBERS ABSENT:** E. Grabowski

**ALTERNATE ABSENT:** R. Johnson

**OTHERS PRESENT:** Lori Donnan (Zoning Administrator), Jon Rose (Community Development Officer), Jim Nordlund Sr.(Nordlund & Associates), Richard Lovas (Plant Manager, Ambar), Tom Kubanek

The meeting was opened by Zoning Administrator Lori Donnan for the Election of Officers. Donnan asked for nominations to the position of Chair. Budnik nominated Grabowski. There being no further nominations MOTION by Budnik with a second by M. Johnson that Ed Grabowski be elected for Chair for the 1997 year. Motion passed unanimously.

Donnan asked for nominations to the position of Vice-Chair. Gutowski nominated Jones. There were no further nominations. MOTION by Gutowski seconded by Budnik that Duane Jones be elected Vice-Chair for the 1997 year. Motion passed unanimously.

Donnan asked for nominations to the position of Secretary. Jones nominated M. Johnson. There were no further nominations. MOTION by Jones seconded by Budnik that Mary Ann Johnson be elected Secretary for the 1997 year. Motion passed unanimously.

At this point the meeting was turned over to Vice-Chair Duane Jones.

A public hearing was held on a request for a variance to the 30 foot height limitation to allow construction of a 93 foot high roof over equipment used for storing and manufacturing Calcium Chloride by Ambar Chemical Inc., 1501 Main Street. Jim Nordlund Sr. and Richard Lovas presented the request to the Zoning Board of Appeals. It was noted that a higher elevation is already in existence at the facility. Tom Kubanek noted the 30 foot height restriction is restricting in an industrial zone and this request would increase tax base for the City.

There was a motion by Budnik with support from Gutowski to approve a variance to height limit for construction of a 93 foot high roof over equipment used for storing and manufacturing Calcium Chloride at the Ambar facility. Motion also included 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 NOT deprive the applicant of rights commonly enjoyed by other properties in the same 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.

The reasons set forth in the application justify the variance and is the requested variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

MOTION PASSED UNANIMOUSLY.

Motion by M. Johnson with support from Budnik that the minutes of the November 4, 1996, meeting be approved.

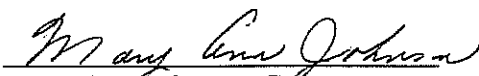
APPROVED UNANIMOUSLY.

There being no further business a motion by M. Johnson with support by E. Budnik that the meeting be adjourned

APPROVED UNANIMOUSLY.

Meeting adjourned.

Respectfully Submitted

  
Mary Ann Johnson, Secretary