

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

August 13, 1998

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, August 13, 1998 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 Chair Ed Grabowski

MEMBERS PRESENT: E. Grabowski, M. Johnson, J. Serocki

ALTERNATE PRESENT: R. Johnson

OTHERS PRESENT: Denis Johnson (Evangelical Covenant Church), John Wagner, Paul Fredricksen, Rick Tetsworth, Ray Fortier, Jon Rose (Community Development Officer) and others

PUBLIC HEARING:

Evangelical Covenant Church

Denis Johnson presented a request from the Evangelical Covenant Church. The Church owns the vacant property east of 487 Eighth Street and would like to build a new church on that site. They have received a Special Use Permit from the Planning Commission allowing a church to be built. They are requesting a variance to the height limitation from 30 feet to 72 ½ feet.

There being no further public input Chairman Grabowski closed the Public Hearing.

BUSINESS SESSION:

Minutes

MOTION by M. Johnson, seconded by Serocki that the minutes of the July 27, 1998 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

Evangelical Covenant Church

MOTION made by Serocki seconded by M. Johnson that a variance be granted to the Evangelical Covenant Church for a variance to the height limitation from 30 feet to 72 ½ feet to construct a new church. 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 WAS APPROVED WITH R. JOHNSON ABSTAINING.

ADJOURNMENT

There being no further business a motion to adjourn was made by Serocki supported by M. Johnson.

APPROVED UNANIMOUSLY.

Meeting adjourned at 5:39 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary