

**MANISTEE CITY ZONING BOARD OF APPEALS**

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

**MEETING MINUTES**

September 7, 2000

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, September 7, 2000 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, John Serocki.

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

**MEMBERS ABSENT:** Mark Wittilief

**ALTERNATE PRESENT:** Brenda Alfred-Birks, Marlene McBride

**OTHERS PRESENT:** Mr. & Mrs. Marvin Chick (345 Fourth Avenue) and Mark Niesen (Building and Zoning)

**PUBLIC HEARING:**

Marvin Chick

Marvin Chick owns the house at 345 Fourth Avenue. Mr. Chick would like to construct a detached garage and will need a variance to increase the height from 14 feet to 19 feet 4 inches to provide for storage in attic area and a variance to the rear-yard set-back from 3 feet to 2 feet.

Mr. Chick explained the reason for the increase in height is for storage space.

John Serocki asked if the garage will have two gables? Mr. Chick said yes it will.

Marlene McBride asked what would be stored? Mr. Chick said that he will move the stuff out of his basement.

Ed Grabowski asked if two trees would need to be removed? Mr. Chick said they were already removed. Mr. Grabowski asked about the neighbors garage. Mr. Chick said that the garage is a block building and the neighborhood has many tall accessory buildings.

Marlene McBride asked if any neighbors had expressed concerns about the height. Mark Niesen said that no concerns have been expressed.

There being no further discussion the public hearing closed at 5:40 p.m.

## **BUSINESS SESSION:**

### **Minutes**

MOTION by John Perschbacher, supported by Ed Grabowski that the minutes from the August 3, 2000 meeting be approved with the addition at the top of page 4 before Ben Bifoss response. *John Perschbacher asked Ben Bifoss what exactly are we making a decision on.*

MOTION PASSED UNANIMOUSLY.

### **Marvin Chick**

Marvin Chick owns the house at 345 Fourth Avenue. Mr. Chick would like to construct a detached garage and will need a variance to increase the height from 14 feet to 19 feet 4 inches to provide for storage in attic area and a variance to the rear-yard set-back from 3 feet to 2 feet.

### **Rear-Yard Set-Back**

MOTION by Ed Grabowski, seconded by Marlene McBride that a variance to the rear-yard set-back from 3 feet to 2 feet be approved with the condition that runoff water must remain on Mr. Chicks property. 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

Height

MOTION by Ed Grabowski, seconded by John Perschbacher that a variance to increase the height of an accessory structure from 14 feet to 19 feet 4 inches to provide for storage in the attic be approved. 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

OTHER BUSINESS:

General discussion regarding compensation for citizens who serve on Boards and Commissions.

MOTION by John Perschbacher, seconded by Brenda Alfred-Birks that the members of the Zoning Board of Appeals be considered for compensation for attending meetings.

MOTION PASSED UNANIMOUSLY.

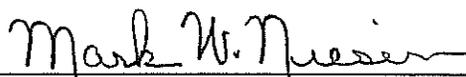
ADJOURNMENT:

MOTION by John Perschbacher, seconded by Ed Grabowski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

There being no further business meeting adjourned at 6:04 p.m.

Respectfully Submitted

  
Mark W. Niesen, Acting as Secretary