

**MANISTEE CITY ZONING BOARD OF APPEALS**  
70 Maple Street, P.O. Box 358  
Manistee, MI 49660

**MEETING MINUTES**  
December 14, 2000

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, December 14, 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 Vice-Chair Ed Grabowski

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

**MEMBERS ABSENT:** John Serocki

**ALTERNATE PRESENT:** Marlene McBride

**ALTERNATE ABSENT:** Brenda Alfred-Birks

**OTHERS PRESENT:** Tom Amor (Amor Sign Studios), Stacy Voss (Stacey's Flowers) and Mark Niesen (Building and Zoning)

**PUBLIC HEARING:**

**Stacey's Flowers and Gifts**

Stacey Voss owner of Stacey's Flowers and Gifts explained to the members of the Zoning Board of Appeals her request for a variance to enlarge sign from 16 square feet which is allowed by ordinance to 42 square feet for better visibility from U.S. 31.

Ed Grabowski asked where the sign was going to be placed on the building? Stacey said that it would be in the same location as her existing sign only placed higher.

Ed Grabowski asked why the ordinance only allows a 16 square foot sign? Mark Niesen said that an example for the limited size would be in the downtown area where there are signs every 30 feet. If one sign is big and the next is small you would not see the small sign.

John Perschbacher asked how much of the sign would be above the molding on the building? Tom Amor said the bottom of the sign would be placed at the top of the molding.

Marlene McBride asked if the sign will be illuminated. Tom Amor said that the sign will be backlit by bulbs from inside the sign.

Ms. McBride asked if there were apartments upstairs? Ms. Voss said that yes there were. Ms. McBride asked if the sign would bother the tenants? Ms. Voss said that her mother lived upstairs until about a year ago and that the new tenants are aware of the new sign and do not have a problem with it.

Ed Grabowski asked if the sign will block the view of the neighbors sign from the other direction? Tom Amor said that this sign will be place higher than the neighbors sign.

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

### **BUSINESS SESSION:**

#### **Minutes**

MOTION by John Perschbacher, supported by Mary Ann Johnson that the minutes from the November 27, 2000 meeting be approved.

MOTION PASSED UNANIMOUSLY

#### **Stacey's Flowers and Gifts**

Stacey's Flowers and Gifts located at 301 First Street is requesting a variance to allow a 42 square foot sign for better visibility from U.S. 31.

MOTION by John Perschbacher, seconded by Mark Wittlief that a variance be granted Stacey's Flowers and Gifts, 301 First Street to allow a 42 square foot sign. 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:**

None

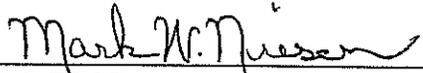
**ADJOURNMENT:**

MOTION by Mark Wittlief, seconded by Mary Ann Johnson that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

There being no further business meeting adjourned at 5:48 p.m.

Respectfully Submitted

  
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Mark W. Niesen, Acting as Secretary