

MANISTEE CITY ZONING BOARD OF APPEALS

70 Maple Street, P.O. Box 358

Manistee, MI 49660

MEETING MINUTES

March 22, 2001

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, March 22, 2001 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 5:37 p.m. by John Perschbacher

MEMBERS PRESENT: Mary Ann Johnson, John Perschbacher, Mark Wittlief

MEMBERS ABSENT: Ed Grabowski and John Serocki

ALTERNATE PRESENT: Marlene McBride

ALTERNATE ABSENT: Brenda Alfred Birks

OTHERS PRESENT: Pastor Doug MaGinn (Good Shepherd Lutheran Church), Keith Shearer, and Mark Krauskopf (Abonmarche), and Mark Niesen (Building and Zoning)

PUBLIC HEARING:

Good Shepherd Lutheran Church

Good Shepherd Lutheran Church, 521 Cypress Street would like to construct an addition on the South side of the building next to the alley. The addition would replace what is currently a courtyard. The addition would reduce the required set-back from 10 feet to 2 feet 3 inches. The building currently encroaches into to setback 2 feet 10 inches.

John Perschbacher asked Mark Krauskopf to explain the proposed addition. Mr. Krauskopf spoke about how the Church wants the addition to blend with the existing characteristics of the building. The ramp is required by Building Code. Mr. Krauskopf showed two drawings that detailed the plan.

Mr. Perschbacher asked why the window bays out? Mr. Krauskopf said that it was for lighting and to follow the existing esthetics of the original portion of the church.

Marlene McBride asked if the addition would be stone or brick? Mr. Krauskopf said that it would be constructed of both to blend with the existing structure.

John Perschbacher asked if the addition would be two stories? Mr. Krauskopf said that it would be one and a half stories. That would access both the basement and the main level of the church.

There being no further discussion the public hearing closed at 5:49 p.m.

BUSINESS SESSION:

Minutes

MOTION by Marlene McBride, supported by Mary Ann Johnson that the minutes from the December 14, 2000 meeting be approved.

MOTION APPROVED UNANIMOUSLY

Good Shepherd Lutheran Church

A Public Hearing was held earlier regarding the request from Good Shepherd Lutheran Church, 521 Cypress street to allow the construction of an addition which would require the reduction in the alley set-back from 10 feet to 2 feet 3 inches.

MOTION by Mark Wittlief, seconded by Mary Ann Johnson that a variance be granted to Good Shepherd Lutheran Church to construct an addition that would reduce the alley set-back form 10 feet to 2 feet 3 inches with the condition:

The curb in the alley must be painted yellow for safety purposes

and 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:

Election of Officers:

MOTION by Mary Ann Johnson, seconded by Marlene McBride that the election of officers be tabled until the next meeting.

MOTION PASSED UNANIMOUSLY.

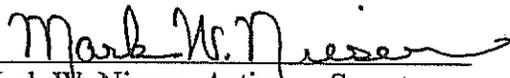
ADJOURNMENT:

There being no further business MOTION by Mary Ann Johnson, seconded by Mark Wittlief that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

There being no further business meeting adjourned at 6:00 p.m.

Respectfully Submitted


Mark W. Niesen, Acting as Secretary