

MANISTEE CITY
ZONING BOARD OF APPEALS

Meeting of November 27, 2007
5:30 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Zoning Board of Appeals can take action to approve the November 27, 2007 Agenda.

IV Approval of Minutes

At this time Zoning Board of Appeals can take action to approve the October 25, 2007 meeting Minutes.

V Public Hearing

Morton Salt Company - 180 Sixth Street

Morton Salt Company is requesting a height variance to relocate the existing 150 foot high boiler exhaust stack north of the present location by 173 feet. AND A height variance to construct an enclosure for a fly ash disposal system (Ash Silo Enclosure) and for emission control equipment (Fan Enclosure). The height of this enclosure is 64 feet and the equipment height is 75 feet.

The Zoning Ordinance Height Limit in the G-I General Industrial District is 50 feet.

At this time the Chair shall open the hearing.

The Applicant shall present any comments and explanation of the case.

The City Staff and any consultants serving the City shall present their reports.

The hearing will be opened for public comments

The Public comment period will be closed

Lakeside Restaurant - 200 Arthur Street

Lakeside Restaurant is requesting a Variance for the installation of a sign on the porch above the restaurant office not to extend beyond the front of the building facade, nor to extend above the roof of the main building. Sign includes blinking lights.

At this time the Chair shall open the hearing.
The Applicant shall present any comments and explanation of the case.
The City Staff and any consultants serving the City shall present their reports.
The hearing will be opened for public comments
The Public comment period will be closed

VI Business Session:

Action on Pending Cases

Morton Salt Company - 180 Sixth Street

Morton Salt Company is requesting a height variance to relocate the existing 150 foot high boiler exhaust stack north of the present location by 173 feet. And a height variance to construct an enclosure for a fly ash disposal system (Ash Silo Enclosure) and for emission control equipment (Fan Enclosure). The height of this enclosure is 64 feet and the equipment height is 75 feet.

At this time the Zoning Board of Appeals will take action on the request from Morton Salt Company, 180 Sixth Street for a height variance for two structures.

Lakeside Restaurant - 200 Arthur Street

Lakeside Restaurant is requesting a Variance for the installation of a sign on the porch above the restaurant office not to extend beyond the front of the building facade, nor to extend above the roof of the main building. Sign includes blinking lights.

At this time the Zoning Board of Appeals will take action on the request from Lakeside Restaurant, 200 Arthur Street for the installation of a sign on the porch above the restaurant office not to extend beyond the front of the building facade, nor to extend above the roof of the main building. Sign includes blinking lights.

Old Business

Other Business of the Appeals Board

VII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

VIII Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Denise Blakeslee 

DATE: November 7, 2007

RE: Zoning Board of Appeals Meeting - November 27, 2007

Good Morning! I want to thank the members of the Zoning Board of Appeals for helping me set up this meeting while having to work around scheduling deadlines and holidays. **YOU ARE THE BEST.**

We have three members who will be out of town for the November 27, 2007 Meeting. Bill Kracht will be working out of town, Marlene McBride will be celebrating her fathers 91st Birthday (wish him a Happy Birthday from all of us in Manistee), and Nathaniel Neider will be on a Thanksgiving Vacation with his family. Have a safe trip everyone!

For the four remaining members we have the following two requests on the Agenda.

Morton Salt Company - 180 Sixth Street

Morton Salt Company is requesting a height variance to relocate the existing 150 foot high boiler exhaust stack north of the present location. AND A height variance to construct an enclosure for a fly ash disposal system (Ash Silo Enclosure) and for emission control equipment (Fan Enclosure). The height of this enclosure is 64 feet and the equipment height is 75 feet.

The Zoning Ordinance Height Limit in the G-I General Industrial District is 50 feet.

Lakeside Restaurant - 200 Arthur Street

Lakeside Restaurant is requesting a Variance for the installation of a sign on the porch above the restaurant office not to extend beyond the front of the building facade, nor to extend above the roof of the main building. Sign includes blinking lights.

Copies of the applications and supporting documentation are enclosed. If you are unable to attend the meeting please call me at 398-2805. Wishing everyone a safe and happy Thanksgiving Holiday!

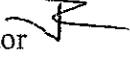
:djb



PLANNING AND ZONING
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www.ci.manistee.mi.us

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Jon Rose, Community Development Director 

DATE: November 6, 2007

RE: Morton Salt Company - Request for Height Variance

Good Morning! A request has been forwarded to you in response to a request from Morton Salt Company, 180 Sixth Street. This request is for a variance to the height limit in the G-I General Industrial District from 50 feet to 75 feet for an Ash Silo Enclosure and 150 Feet for a boiler exhaust stack.

Background information on the request:

- ▶ In October 2007 it came to our attention that a building(s) had been constructed without a permit at the Morton Salt Facility.
- ▶ Upon notification to Morton's about the lack of permits it was discovered that during a change in personnel at the facility the permit process for the buildings that were constructed was not followed through.
- ▶ The current Engineer at Morton's made an appointment and reviewed the plans with staff.
- ▶ Upon review it was discovered that two of the structures exceed the 50 foot height limitation in the G-I General Industrial District.
- ▶ A request for a variance to the height limitation has been submitted (enclosed) to the Zoning Board of Appeals and an application for Site Plan Review is pending review by the Planning Commission.

While we do not endorse the construction of buildings without permits, the explanation given by the applicant appears to be genuine.

The construction of this facility was to install an emissions control system for their coal fired boiler to assure compliance with the Federal EPA Guidelines for Industrial Boiler regulations.

The existing facility is of similar height and the request does not seem to be unreasonable.

JRR:djb



REQUEST FOR APPEAL
CITY OF MANISTEE
ZONING BOARD OF APPEALS

Name: Morton Salt Company
Address: 180 6th Street
City, State, Zip Code: Manistee Michigan 49660
Phone Numbers: (work) 231-723-2861 (home) _____
Agent Name & Phone Number if applicable: _____

FEE FOR APPEAL \$250.00

OFFICE USE ONLY	
Appeal Number: <u>ZBA-2007-04 04</u>	Date Received: <u>10.30.07</u>
Receipt Number/Fee Amt: <u>\$250.00</u>	Hearing Date: <u>11.27.07</u>
Zoning District for Property: <u>G-I</u>	Parcel Code Number: <u>51-51-712-150-01</u>
Type of Request:	
<input checked="" type="checkbox"/> Variance Request	<input type="checkbox"/> Ordinance or Map Interpretation
<input type="checkbox"/> Appeal from Administrative Decision	<input type="checkbox"/> Other Authorized Review

PLEASE NOTE: All questions must be answered. Incomplete applications will be returned to be completed before processing. If additional space is needed, number and attach additional sheets.

State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Board of Appeals:

It is proposed to install an emissions control system for our coal fired boiler to assure compliance with the Federal EPA guidelines for Industrial Boiler regulations known as "MACT" guidelines ("Maximum Achievable Control Technology"). These guidelines were to become effective September, 2007, requiring the installation of additional pollution control equipment.

A height variance is needed to relocate the existing 150 ft high boiler exhaust stack north of the present location by 173 ft.

A height variance is needed to construct an enclosure for a fly ash disposal system (Ash Silo Enclosure) and for emission control equipment (Fan Enclosure). The maximum height of this enclosure is 64 feet and the equipment height maximum is 75 feet.

PROPERTY INFORMATION:

Tax Roll Parcel Code # 51-51- 712-150-01

Property Address: 180 6th street

Names & Addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Morton Salt Company

Present use of parcel: Industrial use Processing and manufacturing

List of all deed restrictions (attache additional sheets if necessary): _____

Has a previous appeal been made with respect to this property? Yes No

If a previous appeal, re-zoning or special use permit application was made state the date, nature of action requested and the decision: _____

DETAILED REQUEST AND JUSTIFICATION:

Please identify each requested variance:

	Required by Zoning	Requested by Appellant
<input type="checkbox"/> Front-Yard Set-Back	from <u>45</u>	to _____
<input type="checkbox"/> Side-Yard Set-Back	from <u>10</u>	to _____
<input type="checkbox"/> Side-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Rear-Yard Set-Back	from <u>10</u>	to _____
<input type="checkbox"/> Waterfront Set-Back	from <u>50</u>	to _____
<input checked="" type="checkbox"/> Height	from <u>50</u>	to <u>150, 75</u>
<input type="checkbox"/> Area Requirements	from _____	to _____
<input type="checkbox"/> Off-street Parking	from _____	to _____
<input type="checkbox"/> Other	_____	_____

Please mark all characteristics of your property which require the granting of a variance.

Dimensional information

- Too Narrow _____
- Too Small _____
- Too Shallow _____
- Elevation (height) Boiler Stack height 150ft, enclosure and equipment height 76'
- Slope _____
- Shape _____
- Soil _____
- Subsurface _____
- Other (Specify) _____

Variations. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** and **any one (1) of the Specific Conditions** set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

1. Basic Conditions. The Board shall find that a variance request meets all of the following conditions.

- a. The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
 Yes No
- b. The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
 Yes No
- c. The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
 Yes No
- d. The conditions or situations which necessitate the requested variance is not so general or of such recurrent nature as to make the formulation of a general regulation for such conditions reasonably practical.
 Yes No
- e. The requested variance shall relate only to property that is under control of the applicant.
 Yes No
- f. The requested variance shall not be necessitated by any self-created condition or action taken by the applicant or property owner.
 Yes No

g. There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.

Yes No

h. The requested variance is the minimum variance that will make possible the reasonable use of the land.

Yes No

2. Special Conditions. When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:

a. Where there are practical difficulties which prevent full compliance with the requirements of this Ordinance. Such practical difficulties shall be evaluated in terms of the use of a particular parcel of land. Neither the fact that the appellant could: (a) incur additional costs to achieve full compliance, or (b) receive additional income with less than full compliance shall be determined a practical difficulty for the purposes of this paragraph.

Yes No

Justification: _____

The cost of the pollution control equipment would more than double if it had to be constructed to meet the minimum height requirement of 50 ft.

b. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property or uses in the same zoning district.

Yes No

Justification: _____

The EPA regulations mandate a boiler stack height of 150 ft which requires a height variance. The stack will _____
have to be relocated to allow for installation of new EPA mandated pollution control equipment. _____

c. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

Yes No

Justification: _____

3. Rules. The following rules shall be applied in the granting of variances:

a. The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

b. Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a City zoning permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized

by the variance has taken place within one (1) year after the granting of the variance, unless an extension of time has been granted by the Zoning Board of Appeals.

- c. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.

AFFIDAVIT:

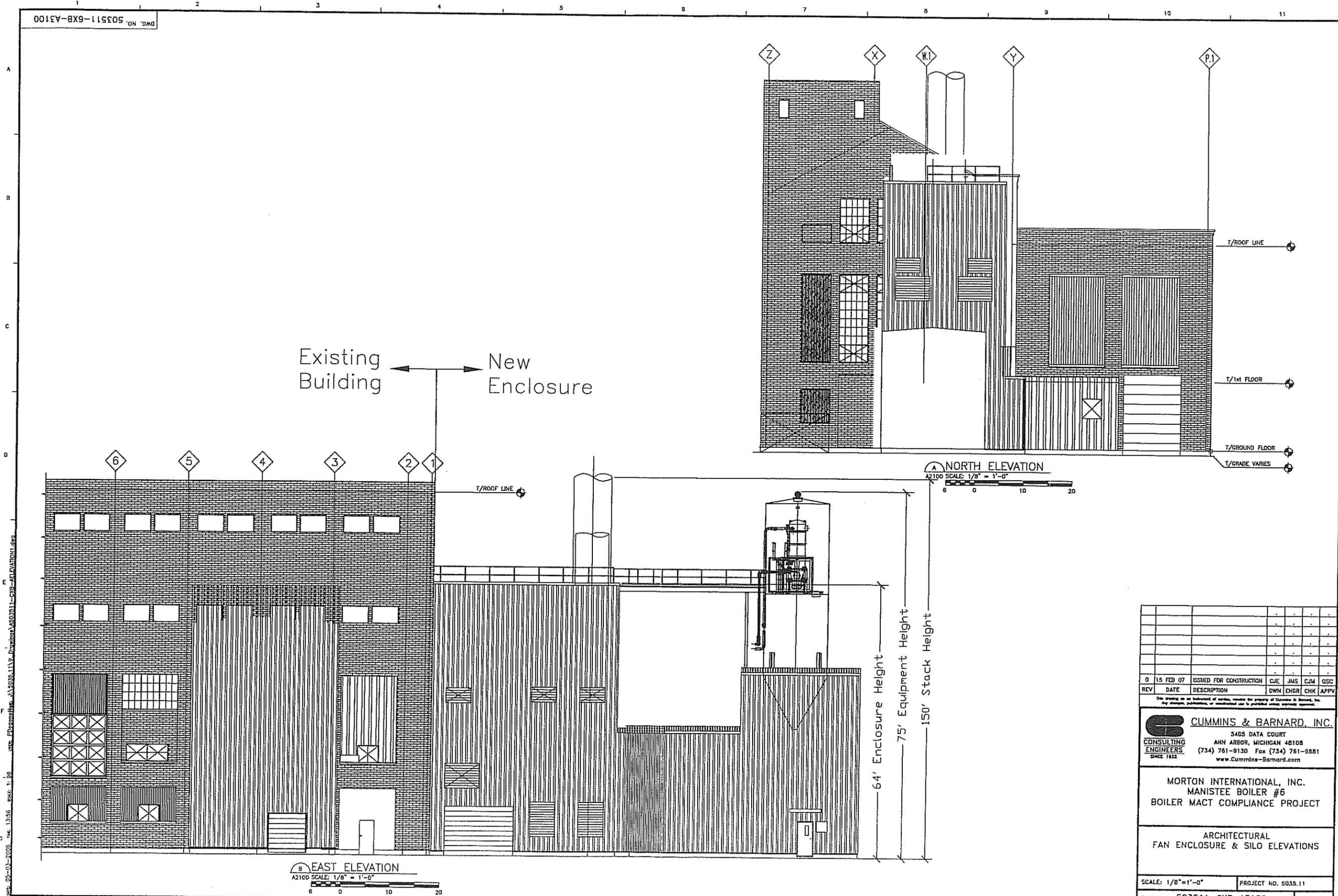
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.

Signature Michael J. Hagen Date 10/26/07

Signature _____ Date _____

Representation at the Public Hearing by either the applicant or agent is encouraged.

March 2006



FILE: 05-03-2008 11:56:11 AM 13:56 1:18
 C:\Program Files\Autodesk\AutoCAD 2008\Drawings\503511-6XB-A3100.dwg
 PLOT: 05-03-2008 11:56:11 AM 13:56 1:18

REV	DATE	DESCRIPTION	DWN	ENGR	CHK	APPV
0	15 FEB 07	ISSUED FOR CONSTRUCTION	CJE	JMS	CJM	GSC

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CUMMINS & BARNARD, INC.
 CONSULTING ENGINEERS
 SINCE 1932
 5405 DATA COURT
 ANN ARBOR, MICHIGAN 48108
 (734) 761-9130 Fax (734) 761-9881
 www.Cummins-Barnard.com

MORTON INTERNATIONAL, INC.
 MANISTEE BOILER #6
 BOILER MACT COMPLIANCE PROJECT

ARCHITECTURAL
 FAN ENCLOSURE & SILO ELEVATIONS

MEMO TO: Denise Blakeslee
FROM: Sid Scrimger, Fire Chief 
DATE: November 7, 2007
SUBJECT: Morton Salt Variance

I have reviewed the construction and site plans for the Morton Salt boiler compliance project. In addition, I have visited the site. I do not find any fire department issues or problems with this project.



MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Jon Rose, Community Development Director 

DATE: October 11, 2007

RE: Lakeside Restaurant - Sign Request

Good Morning! A request is being forwarded to you from Lakeside Restaurant for a Sign. Lakeside Restaurant is requesting a Variance for the installation of a sign on the porch above the restaurant office not to extend beyond the front of the building facade, nor to extend above the roof of the main building. Sign includes blinking lights.

There are several issues that need to be clarified.

- ▶ Lakeside Restaurant is located in the Roadway Inn at 200 Arthur Street. The property currently has three freestanding signs (pole, ground mount signs) on the property. In addition to the three freestanding signs the structure is allowed approximately 735 square feet of Wall, Window or Marquee Signs.
- ▶ The current ordinance only allows one freestanding sign on a property. The two remaining freestanding signs are legal non-conforming signs.
- ▶ The applicant has applied for and received three temporary sign permits for a portable sign. The ordinance limits temporary sign permits to three per parcel in a calendar year.
- ▶ The request to place a sign on the porch above the restaurant office (as shown on the drawings) would make the sign a "projecting sign". Projecting signs are not allowed in the C-1 Zoning District when they have frontage on US 31.
- ▶ Projecting Signs are limited to 16 square feet in the City of Manistee Zoning Ordinance.
- ▶ The request includes "Blinking Lights" for the proposed sign. Prohibited Signs - Section 2104.J of the ordinance reads: "Electronic Message Boards and other signs that include flashing, scrolling, blinking or moving lights or parts, and animated signs located such that they may distract drivers."

Under Special Conditions - Justification (a.) the applicant notes that the *“structure of the building and location on Highway 31 make it impossible to attract business per attracting street traffic safely, sign allowance from hotel are restricted and limited.”*

The building is allowed approximately 735 square feet of signage and there is ample room for installing signage that complies with the ordinance on the building.

If the building owner is limiting the amount of signage that the restaurant is allowed, that is an issue between the applicant and the building owner, not the Zoning Board of Appeals.

The applicant wants to attract drivers attention on a curved portion of the road. The installation of a sign with blinking lights, while possibly catching the eyes of a motorist, would be a distraction to the drivers and could result in an accident. This concern was the reason that blinking lights are prohibited under the ordinance.

The City of Manistee wants to see business succeed. But allowing the installation of a sign that does not meet the requirements of the Zoning Ordinance and could create a safety hazard is not in the best interest of the community.

JRR:djb



REQUEST FOR APPEAL
CITY OF MANISTEE
ZONING BOARD OF APPEALS

Name: Lake Side Restaurant
 Address: 200 ARTHUR ST,
 City, State, Zip Code: MANISTEE MI 49660
 Phone Numbers: (work) 887-4200 (home) 398-3334
 Agent Name & Phone Number if applicable: NORTHERN SIGN DESIGN

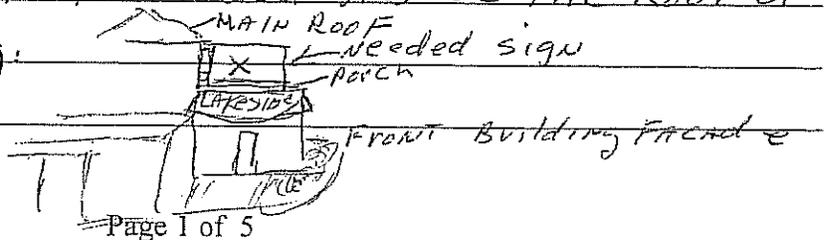
FEE FOR APPEAL \$250.00

OFFICE USE ONLY	
Appeal Number: <u>ZBA-2007-05</u>	Date Received: <u>11-1-07</u>
Receipt Number/Fee Amt: <u>\$250.00</u>	Hearing Date: <u>11-27-07</u>
Zoning District for Property: <u>C-1</u>	Parcel Code Number: <u>5151-101-250-01</u>
Type of Request:	
<input checked="" type="checkbox"/> Variance Request	<input type="checkbox"/> Ordinance or Map Interpretation
<input type="checkbox"/> Appeal from Administrative Decision	<input type="checkbox"/> Other Authorized Review

PLEASE NOTE: All questions must be answered. Incomplete applications will be returned to be completed before processing. If additional space is needed, number and attach additional sheets.

State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Board of Appeals:

A sign on the porch above the RESTAURANT OFFICE - NOT TO EXTEND beyond the front of the Building Faade, nor to extend ABOVE THE ROOF OF THE MAIN BUILDING.



Sign includes Blinking LIGHT

PROPERTY INFORMATION:

Tax Roll Parcel Code # 51-51- _____

Property Address: 200 ARTHUR ST.

Names & Addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Rode WAY INN

Present use of parcel: Hotel - RESTAURANT

List of all deed restrictions (attache additional sheets if necessary): _____

Has a previous appeal been made with respect to this property? Yes No

If a previous appeal, re-zoning or special use permit application was made state the date, nature of action requested and the decision: _____

DETAILED REQUEST AND JUSTIFICATION:

Please identify each requested variance:

	Required by Zoning	Requested by Appellant
<input type="checkbox"/> Front- Yard Set-Back	from _____	to _____
<input type="checkbox"/> Side-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Side-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Rear-Yard Set-Back	from _____	to _____
<input type="checkbox"/> Waterfront Set-Back	from _____	to _____
<input type="checkbox"/> Height	from _____	to _____
<input type="checkbox"/> Area Requirements	from _____	to _____
<input type="checkbox"/> Off-street Parking	from _____	to _____
<input checked="" type="checkbox"/> Other	_____	_____

Please mark all characteristics of your property which require the granting of a variance.

Please mark all characteristics of your property which require the granting of a variance.

Dimensional information

- Too Narrow _____
- Too Small _____
- Too Shallow _____
- Elevation (height) needed to be placed on top DECK OFF FRONT PORCH, NOT ABOVE MAIN ROOF
- Slope _____
- Shape Protruding but NOT Beyond Front Façade
- Soil _____
- Subsurface _____
- Other (Specify) _____

Variations. The Board shall have the power to authorize, upon an appeal, specific variations from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** and any one (1) of the **Specific Conditions** set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

1. **Basic Conditions.** The Board shall find that a variance request meets all of the following conditions.

- a. The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
 Yes No
- b. The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
 Yes No
- c. The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
 Yes No
- d. The conditions or situations which necessitate the requested variance is not so general or of such recurrent nature as to make the formulation of a general regulation for such conditions reasonably practical.
 Yes No
- e. The requested variance shall relate only to property that is under control of the applicant.
 Yes No
- f. The requested variance shall not be necessitated by any self-created condition or action taken by the applicant or property owner.
 Yes No

g. There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.

Yes No

h. The requested variance is the minimum variance that will make possible the reasonable use of the land.

Yes No

2. Special Conditions. When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:

a. Where there are practical difficulties which prevent full compliance with the requirements of this Ordinance. Such practical difficulties shall be evaluated in terms of the use of a particular parcel of land. Neither the fact that the appellant could: (a) incur additional costs to achieve full compliance, or (b) receive additional income with less than full compliance shall be determined a practical difficulty for the purposes of this paragraph.

Yes No

Justification: STRUCTURE OF THE BUILDING AND LOCATION ON HIGHWAY 31 MAKE IT IMPOSSIBLE TO ATTRACT BUSINESS PER ATTRACTING STREET TRAFFIC. SIGN ALLOWANCES FROM HOTEL ARE RESTRICTED & LIMITED

b. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property or uses in the same zoning district.

Yes No

Justification: _____

c. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

Yes No

Justification: _____

3. Rules. The following rules shall be applied in the granting of variances:

a. The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

b. Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a City zoning permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized

newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.

AFFIDAVIT:

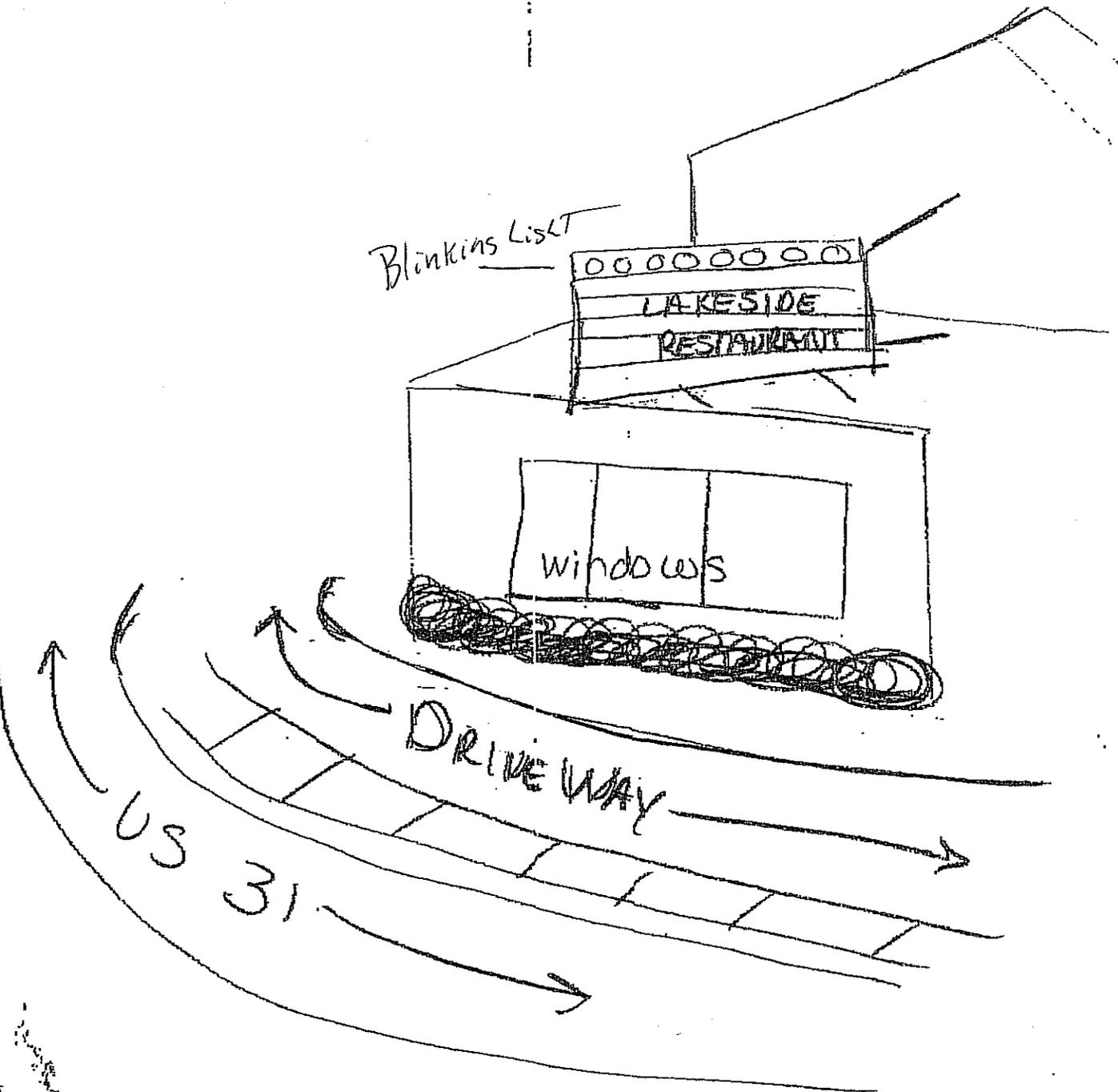
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.

Signature  Date 10-29-07

Signature _____ Date _____

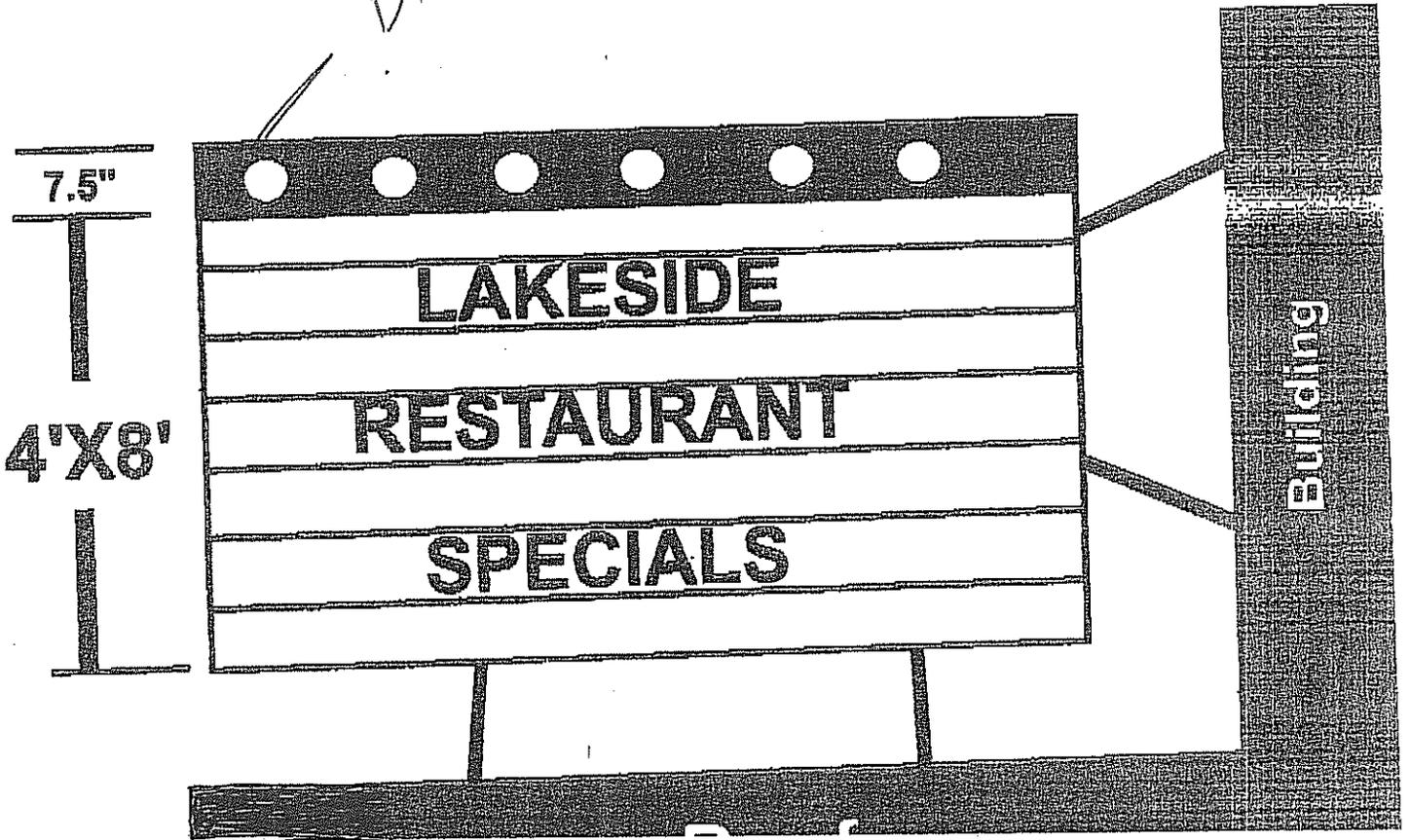
Representation at the Public Hearing by either the applicant or agent is encouraged.

March 2006



Will be 35' from edge of sidewalk

Blinking LIGHTS





4 x 8' Lighted sign Needed