

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

MAY 5, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Monday, May 5, 1997 at 7:00 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 p.m. by Chair Grabowski.

MEMBERS PRESENT: M. Johnson, E. Budnik, E. Grabowski,

MEMBERS ABSENT: E. Gutowski, D. Jones

ALTERNATE PRESENT: R. Johnson, R. Tetsworth

OTHERS PRESENT: Jon Rose (Community Development Officer), Ben Bifoss (City Manager), Sid Scrimger (Fire Chief), Jeff Mikula (Abonmarche), Dave Vickers (Ambar, Inc), Rick Lovas (Plant Manager, Ambar), Joe Bartz (Earth Tech), Wendell Johnson (Ambar), Linda Channells and Duane Marquand

Grabowski introduced a request from Dennis & Ruth Simoneau for a variance to the ten foot attached accessory building set-back limitation to allow construction of proposed attached accessory building with a six and 1/2 foot side-yard set-back. There was no comment from the audience and no questions from the board. MOTION was made by Budnik, with support from Tetsworth that a variance be granted to allow the reduction of the side-yard set-back from the required ten feet to six and 1/2 feet. Motion also included 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 NOT deprive the applicant of rights commonly enjoyed by other properties in the same 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.

Tetsworth inquired about MSDS sheets and the cooling water that is a part of the process. Ambar representatives said they would furnish MSDS sheets and stated that all cooling water is operated under a higher pressure than all other processes so any leak which might develop in the cooling water system would result in water entering the plant rather than Bromine entering the cooling water.

There being no further discussion the public hearing was closed and the business session opened.

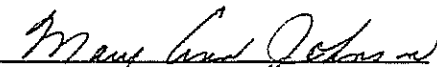
MOTION by Budnik, support by Tetsworth that the minutes of the April 14, 1997, meeting be approved.

APPROVED UNANIMOUSLY.

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

Meeting adjourned at 7:40 p.m.

Respectfully Submitted


Mary Ann Johnson, Secretary