

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

JUNE 9, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Monday, June 9, 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, R. Johnson, E. Grabowski,

MEMBERS ABSENT: E. Gutowski, E. Budnik, D. Jones

ALTERNATE ABSENT: R. Tetsworth

OTHERS PRESENT: Lori Donnan (Zoning Administrator), Jon Rose (Community Development Officer), Ben Bifoss (City Manager), Ray Fortier (City Council), Dave Hoffman (Harbor Village), Don & Cyndy Fuller (Harbor Village), Mike Hoogland, Brian Hoogland, Charles & Alice Axce, Jim Lindrup (Sands Products)

Public hearing opened for the lot split of lots 8, 9 & 10, Block 4 King's Addition, City of Manistee.

Brian Hoogland and Charles Axce both spoke in favor of the proposed lot split. Mr. Hoogland stated that two (2) separate surveys had been conducted on the three lots in questions. In 1994, the lots were surveyed as having a total of 37,200 sq. ft. In 1997, a survey revealed the lots had a total of 34,950 square feet.

Dave Hoffman and Cyndy Fuller of Harbor Village requested the lot split be denied. Mrs. Fuller expressed concern for the negative impact the lot split may have on the value of existing homes in the immediate area.

Ben Bifoss also spoke in opposition for the proposed lot split. Mr. Bifoss noted that such a lot split was not within the density recommendations of the City's Master Plan for the R-1 Zoning District.

The Public discussion was closed at 7:13 p.m.

A MOTION by R. Johnson was made and supported by M. Johnson that Brian Hoogland's request for a variance to the required parcel width of 100 feet, and a reduction from the required 18,000 sq. ft. parcel area within the R-1 Zoning District to permit a lot split be DENIED based upon the following findings of fact:

Special conditions and circumstances DO NOT 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 the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance.

Granting of the variance WOULD NOT be in harmony with the general purpose and intent of the Ordinance and would be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The reasons set forth in the application DO NOT justify the variance and the requested variance is MORE THAN the minimum variance that will make possible the reasonable use of the land, building or structure.

MOTION PASSED UNANIMOUSLY

A MOTION by R. Johnson was made and supported by M. Johnson that the minutes of the May 22, 1997 meeting be approved.

MOTION PASSED UNANIMOUSLY

A MOTION by Ed Grabowski was made and supported by M. Johnson that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY

With no further discussion presented, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted


Lori Donnan, Acting Secretary