

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

December 3, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Wednesday, December 3, 1997 at 5:00 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:00 p.m. by Chair Grabowski.

MEMBERS PRESENT: E. Grabowski, M. Johnson, J. Serocki

MEMBERS ABSENT: E. Budnik

ALTERNATE ABSENT: R. Johnson, R. Tetsworth

OTHERS PRESENT: Jon Rose (Community Development Officer), Jim Picardat (Lighthouse Brewing Co.), Kurt Haapala (Integrated Architects), Sharon Joseph and others

Chair Grabowski called the meeting to order at 5:00 p.m.

PUBLIC HEARINGS:

Lighthouse Brewing Company

Public hearing was opened for a request made by Lighthouse Brewing company for a variance to allow construction of a deck within the 50 foot waterfront set-back. The requested variance would reduce the set-back to 26 feet. Kurt Happala of Integrated Architects presented the proposal to the Zoning Board of Appeals.

Adjoining property owner Sharon Joseph spoke in favor of the request.

There being no further public input Chair Grabowski closed the Public Hearing.

BUSINESS SESSION:

Minutes

MOTION by M. Johnson, support by J. Serocki that the minutes of the November 25, 1997 Zoning Board of Appeals Meeting be amended to reflect a vote on item #7 - *All voting no.*

Minutes were approved with corrections unanimously.

Lighthouse Brewing Company

Chair Grabowski opened discussion on the matter of Lighthouse Brewing Company.

MOTION made by J. Serocki supported by J. Johnson that a variance be granted to Lighthouse Brewing Company for a variance reducing the waterfront set-back to 26 feet to allow construction of a deck. This 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 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.

The reasons set forth in the application justify the variance and is the requested variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

MOTION APPROVED UNANIMOUSLY.

ADJOURNMENT

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

APPROVED UNANIMOUSLY.

Meeting adjourned at 5:28 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary