

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

January 12, 1998

A special meeting of the Manistee City Zoning Board of Appeals was held on Monday, January 12, 1998 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 5:30 p.m. by Chair Grabowski.

MEMBERS PRESENT: E. Budnik, E. Grabowski, J. Serocki

MEMBER LATE: M. Johnson

MEMBER ABSENT: R. Johnson

ALTERNATE PRESENT: R. Tetsworth

OTHERS PRESENT: Jon Rose (Community Development Officer), Mr. & Mrs. Douglas Westervelt, Mr. & Mrs. Evert Palmquist, Sandy Pelarski (Trust Officer West Michigan National Bank), Breta Sweetnam, John Dalke Jr., Mark & Jenny Melchert

Chair Grabowski called the meeting to order at 5:30 p.m.

PUBLIC HEARINGS:

Douglas Westervelt

Douglas Westervelt presented his request for a variance to the front yard set-back from 30 feet to 23 feet to allow construction of a 7' x 10' covered porch. Mr. Westervelt plans to begin construction on his home in the spring. Everett Palmquist, neighbors Westervelt's property to the west and expressed his opposition to the variance. Sandy Pelarski, West Michigan National Bank felt that the lots should be large enough without making special considerations to allow construction of the porch. Breta Sweetnam expressed her feelings that at 100' x 200' the lots are large enough for construction without interfering with anyone else's view.

A letter was read from William Krasean, 1026 Pearce Road expressing his opposition to the variance.

No further discussion on the Westervelt request.

John Dalke Jr.

John Dalke Jr. owned both the house at 904 Ramsdell Street and the house at 908 Ramsdell Street. When Mr. Dalke sold the house at 904 Ramsdell Street to Mark & Jenny Melchert an encroachment problem was

discovered. Mr. Dalke presented his request for a variance to the side yard set-back from 10 feet to 7 feet 6 inches for the property at 904 Ramsdell Street. Mark & Jenny Melchert of 904 Ramsdell Street spoke in favor of granting the variance.

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 December 3, 1997 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

Douglas Westervelt

Chair Grabowski opened discussion on the matter of Douglas Westervelt.

MOTION made by J. Serocki supported by E. Budnik that Douglas Westervelt's request for a variance to the front yard set-back from 30 feet to 23 feet to allow construction of a 7' x 10' covered porch be denied. This motion was made with 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 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.

MOTION DENIED UNANIMOUSLY.

John Dalke Jr.

MOTION made by Tetsworth supported by Serocki that a variance be granted to John Dalke Jr. to reduce the side yard set-back from 10 feet to 7 feet 6 inches to correct an encroachment problem. 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 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 APPROVED UNANIMOUSLY.

Election of Officers

Jon Rose asked for nominations to the position of Chair. E. Budnik nominated Ed Grabowski. There being no further nominations. MOTION by E. Budnik seconded by M. Johnson that Ed Grabowski be elected Chair for the 1998 year. Motion passed unanimously.

Rose asked for nominations to the position of Vice Chair/Secretary. E. Grabowski nominated John Serocki. There being no further nominations. MOTION by E. Grabowski seconded by E. Budnik that John Serocki be elected Vice Chair/Secretary for the 1998 year. Motion passed unanimously.

Workshop

John Serocki and Richard Tetsworth will be attending a Basic Training Workshop for Zoning Board of Appeals on March 5, 1998 in Cadillac.

ADJOURNMENT

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

APPROVED UNANIMOUSLY.

Meeting adjourned at 6:30 p.m.

Respectfully Submitted


Jon R. Rose, Acting as Secretary