

MANISTEE CITY ZONING BOARD OF APPEALS

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

MEETING MINUTES

May 20, 1998

A special meeting of the Manistee City Zoning Board of Appeals was held on Wednesday, May 20, 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 Vice-Chair John Serocki.

MEMBERS PRESENT: E. Budnik, B. Johnson, M. Johnson, J. Serocki, R. Tetsworth

MEMBERS ABSENT: E. Grabowski

OTHERS PRESENT: Michael Moran (Manistee Benzie Community Mental Health), Ray Fortier, and Jon Rose (Community Development Officer)

PUBLIC HEARING:

Manistee Benzie Community Mental Health

Michael Moran presented two requests from Manistee Benzie Community Mental Health, 310 N. Glocheski Drive. The first request is for a variance to the side-yard set-back from 10 feet to 5 feet to allow a 36' x 100' addition to the existing building. The second request is for a variance to reduce the parking space requirements from 36 to 30.

There being no further public input Vice-Chair Serocki closed the Public Hearing at 5:45 p.m.

BUSINESS SESSION:

Minutes

MOTION by Budnik, support by M. Johnson that the minutes of the April 28, 1998 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

Manistee Benzie Community Mental Health

MOTION made by R. Johnson seconded by E. Bundik that a variance be granted to Manistee Benzie Community Mental Health, 310 N. Glocheski Drive for variance to the side-yard set-back from 10 feet to 5 feet to allow a 36' x 100' addition to the existing building. 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 WAS APPROVED UNANIMOUSLY

MOTION made by R. Johnson seconded by E. Budnik that a request from Manistee Benzie Community Mental Health for a variance to reduce the parking space requirement from 36 to 30 be approved. 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 WAS APPROVED UNANIMOUSLY.

ADJOURNMENT

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

APPROVED UNANIMOUSLY.

Meeting adjourned at 5:55 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary