

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

SEPTEMBER 6, 1990

The regular meeting of the Manistee City Planning Commission was held on Thursday, September 6, 1990 at 7:15 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:17 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: J. Faher, D. Johnson, J. Lakos, L. Laskey, J. Schimke, A. Slawinski, D. Sullivan, K. Thompson, R. Yoder

MEMBERS ABSENT: None

OTHERS PRESENT: Kevin Braciszkeski (Manistee News Advocate), Donald Gamache, Dale Picardat, R. Ben Bifoss, William Dahlquist, James Raupp

PUBLIC HEARING: None

SITE PLAN REVIEWS:

1. Methodist Church Parking tabled until later in the meeting.

QUESTIONS & CONCERNS: None

MINUTES It moved by Lakos, supported by Slawinski, that the minutes of the August 2nd meeting be approved. **MOTION CARRIED.**

GAMACHE- JONES & MASON ST. REZONING REQUEST

Johnson advised the commission about a meeting that he, Faher and Sullivan attended with the City Manager and the City Council's Ordinance Committee and the subsequent action on the part of the City Council to refer the matter back to us for reconsideration. A letter was read from the City Manager advising that he would be recommending the rezoning of the parcel and his reasons for doing so. A letter was also read from Mr. Gamache concerning is proposed building. Following discussion it was moved by Thompson, supported by Lakos, to concur with the original decision to DENY the request. **MOTION CARRIED (5-Yes:Schimke, Laskey, Thompson, Slawinski and Lakos; 3-Nos: Johnson, Faher and Yoder; 1-Abstention: Sullivan)**

STORM WATER

A letter was read from the City Manager in regards to our concern for control of storm water run off resulting from new construction. He recommended that instead of trying to write an ordinance to control the problem, in light of the various problems that are encountered with the city sanitary and storm water systems, that he would willing to appoint a city staff person, who would be familiar with the systems to review all submitted plans before review by the commission. It was moved by Faher, supported by Schimke, to concur with the City Manager and adopt the following policy:

"ON ALL PROJECTS WHERE REVIEW AND APPROVAL OF A SITE PLAN BY THE PLANNING COMMISSION IS REQUIRED BEFORE PERMITS CAN BE

STORM WATER

(continued) ISSUED, THE SITE PLAN SHALL BE REVIEWED FOR STORM WATER CONTROL PRIOR TO PLANNING COMMISSION REVIEW, BY THE PERSON SO DESIGNATED BY THE CITY MANAGER, AND HE/SHE SHALL SIGN OFF ON THE PLAN INDICATING ALL REQUIREMENTS. FURTHER, IF THE PROPERTY OWNER IS IN DISAGREEMENT WITH THE AUTHORIZED PERSON'S DECISION, THE PLANNING COMMISSION WILL ACT AS A BOARD OF REVIEW ON THE MATTER AND MAKE THE FINAL DECISION."

MOTION CARRIED (Sullivan opposed)

METHODIST CHURCH

PARKING The site plan for the Methodist Church parking lot was presented for consideration. Storm water control and a fence on the west property line were discussed. The lot will have a twelve (12) foot lawn on the west side along with the fence to act as a buffer. The city's tree committee has met and approved the removal and replacement of trees along Sycamore Street. It was moved by Laskey, supported by Lakos, that the plan be approved, subject to the city's approval of storm water control. MOTION CARRIED (Sullivan opposed)

SIGN ORDINANCE

A brief report was given.

**MASTER PLAN
AMENDMENTS**

Tabled until next meeting.

**PUBLIC HEARING FOR PROPOSED ZONING
AMENDMENTS**

A public hearing was scheduled for Thursday, October 4th at 7:00 p.m. to receive public comment on the following amendments to the City Zoning Ordinance:

1. Change Religious Organizations from Permitted to Special Uses in the R-4 and R-5 Districts;
2. Add some Retail Sales to the C-3 District as Special Uses;
3. Correct noted omissions/errors.

**PUBLIC HEARING FOR PROPOSED SPECIAL USE PERMIT:
202 MAPLE ST.**

An application was received from Debbie Upton for a Special Use permit to allow a Special Use Permit for a Bed & Breakfast at 202 Maple Street, the former Noud Mansion. A public hearing was scheduled for Thursday, October 4th at 7:15 p.m. to receive public comment. The secretary was directed to notify Ms. Upton that we will need verification that they is acting as an authorized agent for the property owner or that she has a purchase agreement which is contingent upon approval of the special use permit and a site plan which is drawn to ordinance specifications.

**SPECIAL USE PERMIT:
517 FIRST ST.**

The commission was advised of a special meeting called by the City Council in regards to the Special Use Permit issued by the planning commission for a rooming house at 517 First Street, which will be held on Friday, September 7th at 5:00 p.m. in the City Council Chambers.

**SUPERCZYNSKI
RETIREMENT**

Bifoss addressed the commission in regards to Superczynski's upcoming retirement and the city's plans in regards to filling the vacancy. He asked the commission to consider appointing one member to sit on the committee to review the applications. No action was taken at this time.

CITY UPDATE

Picardat advised on the following:

1. RIVERWALK PHASE II: Grant application has been submitted. Currently addressing problems with a lower low income percentage.
2. CATWALK: Olen's were hired to sandblast and paint. After encountering some problem, they have hired Northland Contractors to do the sand blasting. Project currently behind schedule.
3. RIVERWALK WEST: Final package should be ready by the end of the month.
4. SANDS PARK: Grant has been obtained for the shelter house and lighting. City has approved their portion of the funding.
5. NORTHSORE DEVELOPMENT: Finalizing contracts with MDOT and Abonmarche. Should be starting next month.
6. WASTE WATER TREATMENT PLANT: Formal dedication Tuesday, September 11th at 2:00 p.m.

D.D.A.

Faher gave brief report.

**ZONING BOARD
OF APPEALS**

Johnson gave report on board's actions concerning the Civic Club.

**SITE PLAN REVIEW &
HISTORICAL
OVERLAY
COMMITTEE**

Faher gave a brief report and advised the committee be meeting only on the first Tuesday of each month.

FAHER

Made comments for consideration concerning our actions this evening in disproving Mr. Gamache's rezoning request.

ADJOURNMENT

There being no further business, it was moved by Slawinski, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:07 p.m.

MANISTEE CITY PLANNING COMMISSION

Denis R. Johnson, Secretary

