

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

OCTOBER 1, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, October 1, 1992 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

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

**MEMBERS PRESENT:** R. Bruchan, R. Franckowiak, D. Johnson, J. Lakos, J. Pruis, J. Schimke, R. Yoder

**MEMBERS ABSENT:** A. Slawinski, K. Thompson

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Ben Bifoss (City Manager), Paul Schlafley (520 Water St), Ed Schlafley (520 Water St), John Huek (319 Fifth Ave-#3), Wendy Seng

### PUBLIC HEARING:

#### PROPOSED AMENDMENT TO ZONING ORDINANCE-

Yoder opened the hearing and read the proposed amendments. Franckowiak inquired as to what was included in Transportation Services, as proposed in the C-4A. It was also noted that the proposed new district was initiated by a request from Paul Schlafley to allow him to locate at taxidermy shop next to his motel. Schlafley inquired as to what the parking requirements would be if the new district was adopted. The proposed PUD inclusion as a special use in the R-1 and R-3 districts was explained by Rose and Johnson. It was noted that the proposed changes to the I-1 district was initiated by a request from Wendy Seng. There being no further comments, the hearing was closed and the meeting opened at 7:45 p.m.

### SITE PLAN REVIEWS:

#### SENG STORAGE BUILDING AT 10 LAKE STREET-

Seng proposes to construct an additional 40' x 100' storage building at 10 Lake Street. Rose indicated that there is a problem because storage is not a permitted use in the M.U.D. District, which was a surprise to the members of the commission. Rose indicated that the Zoning Board of Appeals could possibly be asked to make an interpretation which would allow the expanded use and the planning commission could take steps to make the amendments to the zoning ordinance. Following discussion and study of the site plan, it was moved by Pruis, supported by Lakos, to (1) approve the site plan, contingent on ZBA granting needed yard variances, (2) that is the opinion of the planning commission the omission of storage facilities from the district was a technical error, and (3) to begin steps to amend the ordinance to correct the noted technical error. MOTION CARRIED.

#### GUARDIAN ANGELS PARISH CENTER ADDITION-

Guardian Angels proposes to build an addition to their parish center which would house barrier free ramps and restrooms for the facility. Rose made presentation and indicated that two problems exist. The first problem is that Religious Organizations are a Special Use, and will require Special Use Permit notifications and review. The other problem is that Special Use Standards Section 1404 does not exempt religious organizations from the major street requirement, of which the commission was surprised. Rose indicated that the ZBA could be requested to act to interpret the omission. It was moved by Lakos, supported by Franckowiak, to request interpretation of the omission by the ZBA and to take steps to schedule the necessary hearing(s) for the Special Use Permit. MOTION CARRIED [Secretary's

**GUARDINA ANGELS PARISH CENTER ADDITION (continued)**

note: Following further research, it was found that amendments approved by City Council in September, included changes to section 1404 which listed Religious Organizations as exempt from the major street restriction. Thus action by the ZBA on the matter was not needed.]

**LIONS CLUB SIGN AT FIRST STREET BEACH-**

John Lakos made the presentation on behalf of the Lions Club. The sign would be four feet wide by five feet high, listing the organizations which are supported by the Lions Club. The sign has been approved by the Parks Commission, with placement pending finalization of the master plan for First Street Beach. It was moved by Franckowiak, supported by Pruis, to approve the proposed sign, subject to the Parks Commission approval of its location in conformance with the First Street Beach Master Plan. MOTION CARRIED. (Lakos abstained)

**QUESTIONS & CONCERNS:** None

**CONSIDERATION OF MATTERS:** None

**MINUTES**

It was moved by Lakos, supported by Schimke, that the minutes of 9/3/92 be approved. MOTION CARRIED.

**MASTER PLAN AMENDMENTS**

Tabled.

**SIGN ORDINANCE**

Rose gave a brief report on the status. Discussion followed concerning the possibility of completing it ourselves. It was decided to wait until November before the matter is considered further.

**HISTORIC OVERLAY DISTRICT ORDINANCE**

Yoder gave brief report on status, as he has been appointed to the study committee.

**PROPOSED ZONING AMENDMENTS**

Discussion was continued on the proposed zoning amendment, for which a public hearing was held earlier in the meeting. It was decided to handle each items separately.

1. ESTABLISHING A C-4A ZONING DISTRICT. Following discussion, it was moved Lakos, supported by Bruchan to adopt the proposed C-4A zoning district was presented, with the exception of Transportation Services nec [4789], which is to be deleted from the permitted uses and Signs, which is to be deleted from the Special Uses. MOTION CARRIED

2. ESTABLISHING THE AREAS TO BE INCLUDED IN THE NEW C-4A DISTRICT. Following discussion, it was moved by Pruis, supported by Lakos, to adopt the changes as presented. MOTION CARRIED.

3. ADDITION OF PUD TO THE SPECIAL USES IN THE R-1 and R-3 DISTRICTS. Following discussion, it was moved by Lakos, supported by Bruchan, to adopt the changes as presented. MOTION CARRIED.

4. AMENDMENTS TO THE PERMITTED USES IN THE I-1 INDUSTRIAL DISTRICT. Following discussion, it was moved by Schimke, supported by Lakos, to adopt the changes as presented. MOTION CARRIED. (Bruchan opposed)

5. AMENDMENTS TO THE SPECIAL USES IN THE I-1 INDUSTRIAL DISTRICT. Following discussion, it was moved by Lakos, supported by Pruis, to adopt the changes as presented. MOTION CARRIED. (Bruchan opposed)

6. AMENDMENTS TO THE REGULATIONS AND STANDARDS IN THE I-1 DISTRICT TO ESTABLISH A MINIMUM SIZE FOR PRINCIPAL STRUCTURES. Following discussion, it was moved by Lakos, supported by Pruis, to adopt a minimum size of 4,000 square feet. MOTION CARRIED.

**CITY UPDATE**

Rose reported on:

1. Riverwalk West
2. River bank erosion problem near Memorial Bridge
3. Poplar Street Sewer project.

**D.D.A.**

No report.

**ZONING BOARD OF APPEALS**

Johnson reported on the Board's actions concerning variances.

**SITE PLAN REVIEW &  
HISTORICAL OVERLAY COMMITTEE**

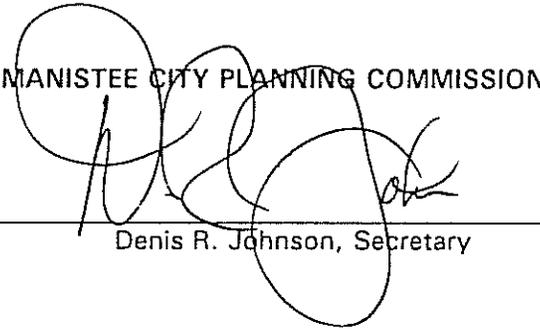
Brief report by Rose and Yoder.

**ADJOURNMENT**

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

The meeting adjourned at 9:12 p.m.

MANISTEE CITY PLANNING COMMISSION



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Denis R. Johnson, Secretary