

MANISTEE CITY PLANNING COMMISSION

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

PUBLIC HEARING AND MEETING MINUTES

March 10, 1994

A public hearing and special meeting of the Manistee City Planning Commission was held on March 10, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The session was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, J. Carter, R. Franckowiak, D. Johnson  
J. Lakos, K. Thompson, R. Yoder

MEMBERS ABSENT: D. Jones, A. Slawinski

OTHERS PRESENT: City of Manistee

Ben Bifoss, Jon Rose, Homer Ramsdell

Others

Duaine Marquand, Todd Froncek, Phil Miller, Cindy Fuller, Don Fuller, Terry Beier, Fred MacDonald, Linda Boss, Chuck Roberts, Tom Kubanek, Ken Wroblewski, Anthony Cicchelli

PUBLIC HEARING:

The hearing was opened at 7:05 by Chairman Roger Yoder.

The hearing was held in response to a request from LFDA for a Special Use Permit for a new Custom Packaging Systems light manufacturing facility to be located in the Industrial Park. Mr. Ben Bifoss represented LFDA during the hearing. The following Project drawings were used to describe the proposed facility and to identify its location in the Park:

Drawing No. S-1 "Proposed Site Plan", Jan 1994  
Drawing No. A-1 "Proposed Floor Plan", Feb 1994

The following statements were made:

Tom Kubanek

Mr. Kubanek stated that this is the type of plant which the Economic Development Office has been trying to attract to the Industrial Park. The proposed building will fit well in the Park atmosphere and should encourage others to locate industrial facilities in the Park.

Terry Beier

Mr. Beier of DSLT Development commented that they accept the fact that the Industrial Park is adjacent to their Zone R-1 residential development, however he wished to advise that the existence of the Park is a major hinderance to property sales and development. They would like to see areas near the buffer zone limited to office type use with industry located to the rear of the Park away from Lake Michigan. He also expressed concern that the Custom Packaging facility may be converted to a noisy type of operation in the future. Ben Bifoss advised that Custom Packaging currently operates near a residential area without any adverse impact, and that their operation is the type of facility desired in the Park. He also added that the Special Use Permit is very specific to the Custom Packaging operation and would not allow any significant variation in the type of manufacturing at the plant without further review by the Planning Commission. Tom Kubanek stated that of all past proposals for facilities in the Park the Custom Packaging plant will be the most compatible with the DSLT development.

Phil Miller

Mr. Miller commented that the new road into the area will increase interest in the Park, and therefore this issue will remain.

Duaine Marquand

Mr. Marquand requested information regarding the type of buffer zone which is required between the Park and adjacent residential areas. He stated a concern for the impact that the Park may have on residential areas. Jon Rose described buffer zone requirements contained in the Zoning Ordinance and site features which must be provided if an industrial facility is located next to a residential area.

The hearing was closed at 7:17 PM.

SPECIAL PLANNING COMMISSION MEETING

The special meeting was opened at 7:17 PM by Chairman Yoder to discuss and take action on the following items:

RESTAURANT SITE PLAN REVIEW

The Planning Commission objective at this meeting was to obtain and act on input from members following review of the Site Plan which was distributed during the meeting of March 3, 1994. Linda Boss and Fred MacDonald were in attendance to provide additional information as required. It was reconfirmed that they were requesting conceptual approval at this time to be followed by resubmittal of a revised site plan for final review at a future date.

The only significant issues raised were adequacy of combined restaurant and marina parking, the need for a waterfront setback exemption, and storm water retention. Changes to the marina plan and to the project parking arrangement will be needed to fully comply with the Zoning Ordinance parking requirement. Several concepts were discussed which appeared to be reasonable. A setback exemption will be required from the Appeals Board. More work is required by the developer on storm water retention. It was also confirmed that this project meets all definitions of a "Permitted Use", and that "Special Use" provisions of the Zoning Ordinance are not applicable.

It was moved by D. Johnson, supported by J. Lakos that "The Planning Commission approve the Site Plan as shown on Drawing No. 93637, Preliminary Site Plan for New Restaurant, dated Nov 15, 1994 contingent on receiving Zoning Board of Appeals approval of waterfront setback and parking requirement variances, and further Planning Commission review of storm water retention". The motion was unanimously approved.

#### CUSTOM PACKAGING SPECIAL USE PERMIT

In response to a question from J. Carter, Jon Rose confirmed that the proposed plan is in complete compliance with the Special Use provisions of the Zoning Ordinance. Given no other expressed questions or concerns by Planning Commission members it was moved by R. Franckowiak, supported by J. Lakos that "The City Planning Commission approve the Site Plan and issue a Special Use Permit for a light manufacturing facility as defined in SIC Code Number 2393 and as described on Drawing S-1, Proposed Site Plan for Custom Packaging Systems dated Jan 1994". K. Thompson abstained from discussing and voting on this item. The motion was unanimously approved.

#### HARBOR VILLAGE PROJECT PUD

A lengthy discussion was held on specific requirements and values which should be included in the final revision of the PUD Agreement based on Commission review of the draft prepared during the March 3, 1994 meeting. A marked copy of the agreement was developed as the discussion progressed. Subjects receiving significant discussion for the various planning areas included building height, setback, number of buildings and units, greenbelt requirements, and landscaping.

Following a reading of the marked PUD Agreement it was moved by D. Johnson, supported by J. Lakos that "The Planning Commission issue a Special Use Permit based on the PUD Agreement finalized during this meeting of March 10, 1994". The motion was unanimously approved. A copy of the approved PUD Agreement is attached to these minutes.

It was decided that the next step in the process should be a Planning Commission review of the landscape plan. A work session will be held to review the plan prior to the regular April meeting. It was agreed to request review assistance from the Tree Committee chairman.

OTHER

Mr. Anthony Cicchelli of the Parks Commission submitted draft minutes of their March 8, 1994 meeting to the Planning Commission. The draft minutes contain a statement regarding Red Szymarek Park.

MINUTES:

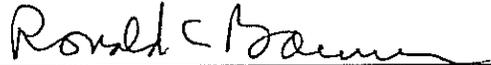
It was moved by J. Lakos, supported by D. Johnson, that the minutes of the regular March 3, 1994 meeting be approved. The motion carried.

ADJOURNMENT:

There being no further business, it was moved by a chorus of voices, supported by applause, that the meeting be adjourned. The motion carried.

The meeting adjourned at 10:00 PM.

MANISTEE CITY PLANNING COMMISSION



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Ronald C. Bauman, Secretary