

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

FEBRUARY 5, 1998

A Meeting of the Manistee City Planning Commission was held on Thursday, February 5, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Mike Fatke, Ray Fortier, Cyndy Fuller, John Serocki, Roger Yoder

**MEMBERS ABSENT:** Kristie Harless, John Lakos, Tony Slawinski

**OTHERS PRESENT:** Denise Mikula (City Staff), Dave Hoffman (Harbor Village), Connie Rossman (Manistee News Advocate)

Meeting was opened at 7:00 p.m. by Chair R. Yoder.

### **PUBLIC HEARING:**

No Public Hearing on the Agenda

### **SITE PLAN REVIEWS:**

#### Harbor Village

Due to a conflict of interest Cyndy Fuller abstained from voting on all of the site plan review requests for the Harbor Village Project.

Dave Hoffman of Harbor Village presented the following Site Plans for Review:

#### Lakeview Condominiums Buildings #5, #6 & #7

Site plan review has been done on Lakeview Condominiums Buildings #5, #6 & #7. All of the requirements have been met pending approval from Historic Overlay Review Committee.

MOTION by Fortier supported by Fatke that Harbor Village's site plan for the Lakeview Condominiums Buildings #5 - #7 be approved pending review from the Historic Overlay Review Committee. Motion passed unanimously with Fuller abstaining.

Cottages Buildings #29 thru #34

Site plan review of Cottages #29 & #30 meet all of the requirements. The issue of a private street crossing a public sidewalk will need further review by staff for Cottage #31 thru #34. Requirements for Historic Overlay Review have been met.

MOTION by Fatke supported by Serocki that Harbor Village's site plan for Cottage #29 & #30 be approved. Motion passed unanimously with Fuller abstaining.

Lakeshore Condominiums Buildings #8 thru #11

This is the final site plan review needed for the Lakeshore Condominiums. All the requirements have been met except for approval from the Historic Overlay Review Committee.

MOTION by Serocki supported by Fortier that Harbor Village's site plan for Lakeshore Condominiums Buildings #8 thru #11 be approved pending Historic Overlay Review Committee approval. Motion passed unanimously with Fuller abstaining.

Harbor Side West Buildings #8 thru #13

Site Plan review has been completed for the final phase of the Harbor Side West area of this project. A 30' storm sewer easement has rearranged the placement of the buildings. This is reflected in the site plan and all of the requirements have been met except for approval from the Historic Overlay Review Committee.

MOTION by Fortier supported by Fatke that Harbor Village's site plan for Harbor Side West Buildings #8 thru #13 be approved pending approval by the Historic Overlay Review Committee. Motion passed unanimously with Fuller abstaining.

Brookharbor - Pool & Spa

This request is to replace building #2 & #3 in the Brookharbor Condominiums with an Indoor Pool & Spa. This request meets all the requirements except for building elevations and approval from the Historic Overlay Review Committee. Mr Hoffman explained that we are reviewing a concept and that the members of their association would need to approve the proposal in order for this plan to be implemented. This pool will be for the use of members of the association not for use by the public.

MOTION by Serocki supported by Fatke that Harbor Village's request for a proposed Pool & Spa in the Brookharbor Condominium area replacing building sites #2 & #3 be approved pending review of the building elevations and approval by the Historic Overlay Review Committee. Motion passed unanimously with Fuller abstaining.

**CITIZEN QUESTIONS AND CONCERNS:**

Denise Mikula presented a request from Art Southerton from Northwestern Savings Bank and Trust for a Special Meeting to be held prior to the Worksession of February 19, 1998 so that a Public Hearing could be held for a requested for a Special Use Permit for signage on a proposed ATM building to be constructed on their property at 325 First Street.

MOTION by Serocki supported by Fortier that Art Southerton's request on behalf of Northwestern Savings Bank and Trust for a Special Meeting to be held prior to the Worksession of February 19, 1998 be granted. Motion passed unanimously.

**MINUTES:**

MOTION by Serocki, supported by Fatke, that minutes of the January 8, 1998 meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

No new business.

**UNFINISHED BUSINESS:**

No unfinished business

**OTHER COMMUNICATIONS:**

**City Update**

Denise Mikula reported on the current facelift going on a City Hall. A fresh coat of paint has been given to the lobby and stairway, the Police Department stairway and restrooms. The Second floor will be closed on February 5<sup>th</sup> & 6<sup>th</sup> for refinishing of part of the hardwood floors. David Bachman was appointed as the new Chief of Police and will begin working on March 23<sup>rd</sup>. A business license has been issued to a new antique store that will be going in on Washington Street.

Members of the Planning Commission requested that an invitation be sent to David Bachman to attend a future meeting so he could be introduced to the Commission.

**REPORTS:**

**D.D.A.:**

Cyndy Fuller reported on the February 4, 1998 D.D.A. Meeting. The D.D.A. has appropriated \$3,000 to the Uniqueness Committee to market the downtown. M.C. Smith will be at the next meeting to present streetscaping plan. There was discussion on using D.D.A. money for interior improvements will hold further discussion and vote on this item at their next meeting.

**Zoning Board of Appeals**

John Serocki reported on the Zoning Board of Appeals held a meeting on January 12, 1998 to hear two requests. John Dalke's request for a variance to the side-yard set-back to correct an encroachment problem was approved. Douglas Westervelt's request for a variance to the front-yard set-back to construct a covered porch for a home that will be constructed in the spring was denied.

Historic Overlay Review Committee

The Historic Overlay Review Committee met on January 20, 1998. A request from John and Heather Hornkohl for a temporary banner at 437 River Street was approved. Mr. & Mrs. Hornkohl plan to open a Sports Bar at that location. The Historic Overlay Review Committee also requested that a letter be drafted and sent to the Ordinance Review Committee requesting that Communication Towers not be allowed in the Historic District.

Joint City Review/Ordinance Committee

A meeting was held on January 23, 1998 for the Joint City Review/Ordinance Committee. The meeting was to review the proposed Communication Towers Ordinance.

WORKSESSION:

The next worksession will be held on February 19, 1998. We will continue to work on the Master Plan.

Fortier, Fuller and Serocki will be attending a seminar on March 5, 1998 in Cadillac. The seminar will run until 5:30 p.m. Harless has a commitment to attend a class and will be unable to attend the March meeting. Discussion was held and it was decided that the March Planning Commission meeting will be changed.

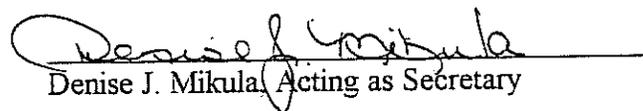
MOTION by Fortier supported by Serocki that the March Planning Commission Meeting will be held on Wednesday, March 4, 1997 at 7:00 p.m. in the Council Chambers. Motion passed unanimously.

ADJOURNMENT:

MOTION by Fortier, supported by Fuller that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 7:40 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula Acting as Secretary