

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 3, 1998

A meeting of the Manistee City Planning Commission was held on Thursday, September 3, 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, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: none

OTHERS PRESENT: Kendra Thompson, Architect, Richard Scharick, Pat Trofatter (News Advocate), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

Meeting was opened at 7:02 p.m. by Chairman Yoder.

Jon Rose introduced Pat Trofatter, reporter for the Manistee News Advocate. Mr. Trofatter has taken over reporting of the City Planning Commission Meetings.

Jon Rose also reported finding that the Shipwatch, Lakeridge and Chalet West Apartment/Condominium projects are located in the R-2 Residential Zoning District. The R-2 Zoning District would not allow the development of these projects since R-2 only allows the development of apartments as a PUD which requires 8 acres of land. The adjoining R-5 Zoning District does handle developments of this density and it looks as if the line on the 1990 Zoning Map may have been drawn in error since part of these projects were developed prior to and after that time.

Shipwatch Condominiums had previously received a Special Use Permit for their development. Special Use Permits have a one year expiration if no building occurs. Since the Phase I was constructed in 1991 and no construction has occurred on Phase II a new permit needs to be issued.

Mr. Rose has spoken to the City Attorney who has reviewed the request from Shipwatch and the Zoning Map. Mr. Gockerman thought the appropriate way to handle this issue would be to continue with the Special Use Permit for Shipwatch Condominiums and follow up with a re-zoning of the area. The delay caused by re-zoning of the area would cause the developer to have to wait until next spring to begin construction.

PUBLIC HEARING:

Kendra Thompson - Special Use Permit (Shipwatch Phase II)

Kendra Thompson is requesting a Special Use Permit to allow Condominium (Apartment) Buildings on the vacant property East of Shipwatch Condominiums. Ms. Thompson is representing the developer Richard Scharick, CC&P Developer, Inc. This request is for the development of Phase II of Shipwatch Condominiums.

Ms. Thompson presented a letter from the Shipwatch Condominium Association lending their support to the construction of Phase II. Chairman Yoder read the letter into the record.

Ms. Thompson also had a letter from Nordlund and Associates, dated May 13, 1991, regarding an investigation of the existing sanitary sewer lift station to determine if it has adequate capacity to service the additional twenty-four condominiums (Phase I & Phase II). The letter stated that the lift station will be adequate to handle the load.

Chairman Yoder read a letter received from Ann McIntyre owner of Unit #5 of Lakeridge Landings expressing her desire for no new condominium development in that area based on concern about traffic and lift station capacity.

There being no further discussion the Public Hearing closed at 7:16 p.m.

SITE PLAN REVIEW:

Marlene Devlin/Joanne Dunbar - Lot Split & Combination

Marlene Devlin has submitted a request to split Lot #99 of Jefferson's Addition (Parcel code #51-51-358-718-09) from the rest of the parcel. Mrs. Devlin has sold this lot to Joanne Dunbar an adjoining property owner. A letter from Ms. Dunbar requests that lot #99 of Jefferson's Addition be combined with her existing property parcel code #51-51-358-715-04 Jefferson's Addition Lot 84 & N 1/2 of Lot 83.

MOTION by John Lakos, seconded by Tony Slawinski that Ms. Devlin's request to split Lot #99 of Jefferson's Addition from parcel #51-51-358-718-09 and Mrs. Dunbar's request to combine it with her property (parcel code #51-51-358-715-04 - Jefferson's Addition Lot 84 & N 1/2 of Lot 83) be approved and forwarded to City Council. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were expressed by the citizens in attendance.

MINUTES:

MOTION by Kristie Harless, seconded by John Lakos, that the minutes of the August 6, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Kendra Thompson - Special Use Permit (Shipwatch Phase II)

A public hearing was held earlier for a request from Kendra Thompson, Architect for a Special Use Permit to allow Condominium (Apartment) Buildings on the vacant property East of Shipwatch Condominiums. This would be for the construction of Shipwatch Phase II.

Motion by Ray Fortier, seconded by Bob Hornkohl that Kendra Thompson's request for a Special Use Permit to allow Condominium (Apartment) buildings for the development of Shipwatch Phase II be approved by the Planning Commission and forwarded to City Council. Motion passed unanimously.

Shipwatch Phase II - Site Plan

Kendra Thompson, Architect has submitted a Site Plan Review for Shipwatch Phase II. The site plan does not meet all of the requirements of the Zoning Ordinance. A variance from the Zoning Board of Appeals would be necessary for waterfront set-back, height requirement, east and west side-yard set-back requirements and street frontage.

Questions were asked regarding the boat docks and how the parking is handled for the boat docks. Mr. Scharick stated that the docks in front of the condominiums are either owned by a person who owns a unit or is leased to an owner of a unit and the parking is part of the parking allowed for the unit. The other docks that are leased parking is provided at the adjoining marina and the marina has adequate parking. Mr. Scharick stated that the docks were a limited common element of the condominium project.

MOTION by Mike Fatke, seconded by John Lakos that the site plan review for Shipwatch Phase II be approved pending the necessary variances from the Zoning Board of Appeals for height, waterfront, both side yards and street frontage. The Planning Commission also requested that Chief of Police Dave Bachman review the entry road to the condominium project. Motion passed unanimously.

UNFINISHED BUSINESS:

A joint worksession with Filer Charter Township Planning Commission has been scheduled for Thursday, September 17, 1998 at 7:00 p.m. in the County Board Room, 415 Third Street. County Planner Kurt Schindler will handle preparing and distribution of the Agenda. Mr. Schindler has requested that any items the City of Manistee Planning Commission would like to have on the agenda be sent to his office no later than September 9, 1998. The Planning Commission asked that the following item be sent to Mr. Schindler to be placed on the agenda:

Extension of Twelfth Street from Maple to Cherry Street

OTHER COMMUNICATIONS:

The Zoning Board of Appeals held a meeting earlier this evening. At this meeting they received a request from Ambar Chemical located in the I-2 Zoning District for a variance to the height requirements of 30 feet. This is the

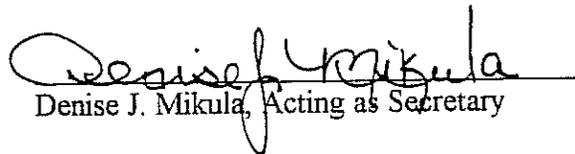
third variance received by Ambar Chemical for height variances and the Zoning Board of Appeals has requested that the Planning Commission look at increasing the height requirements for the Industrial Zoning Districts. This item will be placed on the October Worksession Agenda for review by the Planning Commission. Mr. Rose was asked to call neighboring municipalities and inquire as to their height requirements in their industrial districts.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 7:58 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary