

**MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

**MEETING MINUTES**

October 1, 1998

A meeting of the Manistee City Planning Commission was held on Thursday, October 1, 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, John Lakos, John Serocki, Tony Slawinski, and Roger Yoder

**MEMBERS ABSENT:** Bob Hornkohl

**OTHERS PRESENT:** Mathew Selbee (242 St. Mary's Parkway), Don Alfred (Don Alfred Construction), Jackie Kiszelik (Choices of Manistee), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer), Denise Mikula (City Staff) and others

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

**PUBLIC HEARING:**

**Re-zoning from R-2 Residential to R-5 Residential**

City Staff is recommending the re-zoning of property from R-2 Residential to R-5 Residential. Jon Rose gave background information on the proposed re-zoning. The property in question is bounded on the north by Fifth Avenue, on the south by Manistee River Channel, and lies between Hastings and Meilitzer Street. This re-zoning is requested in an effort to make the zoning map more accurately reflect existing use. Current use of the property is for Chalet West Apartments, Lakeridge Landings Condominiums and Shipwatch Condominiums.

Public Hearing closed at 7:04 p.m.

**SITE PLAN REVIEW:**

**Selbee/Poellet - Lots Split & Combination**

Mr. Selbee was present the request for a lot split and combination. Mathew & Carrie Selbee live at 242 St. Mary's Parkway (Parcel code # 51-51-144-707-07). Mr. Poellet owns the AIC Home at 241 Groves Street (Parcel code #51-51-144-706-15). Mr. & Mrs. Selbee would like to purchase Duffy's Addition lot 18 Block 3 from James Poellet and combine it with their parcel. The lot split and combination request meets the requirements of the Zoning Ordinance.

MOTION by Mike Fatke, seconded by Tony Slawinski that Mr. & Mrs. Selbee and Mr. Poellet's request to split lot #18 from parcel code # 51-51-144-706-15 and combine it with parcel code #51-51-144-707-07 be approved and forwarded to City Council. Motion passed unanimously.

Manistee Senior Center - Handicap Ramp

Don Alfred of Don Alfred Construction presented the request for the Manistee Senior Center. The Manistee Senior Center has plans to replace the existing handicap ramp with a new ramp. A Site Plan Review has been done on the project and it meets all of the requirements of the Zoning Ordinance. Historic Overlay Approval was received for the project on September 29, 1998.

MOTION by John Lakos, seconded by Kristie Harless that the Site Plan Review for the Manistee Senior Center to replace the existing handicap ramp with a new handicap ramp be approved. Motion passed unanimously.

Motion to Amend Agenda

Chairman Yoder asked if anyone would like to make a motion to amend the agenda to add a Site Plan Review for Choices.

MOTION by John Serocki, seconded by Tony Slawinski to amend to agenda to add a Site Plan Review for Choices of Manistee. Motion passed unanimously.

Choices of Manistee

Jackie Kizelik director of Choices of Manistee presented a request for a new shelter/office. Choices is requesting a Site Plan Review to construct the new building on vacant property between Washington and Short Streets (Parcel Code # 51-51-270-714-07). A site plan review has been done on the project and it meets the requirements of the Zoning Ordinance. Concern regarding parking on the Short Street side were discussed by members.

MOTION by Ray Fortier, seconded by John Lakos to approve the Site Plan Review for Choices of Manistee to be located on vacant property between Washington and Short Streets Parcel Code #51-51-270-714-07 with the exception of parking on Short Street. A parking proposal for Short Street will need to be brought back to the Planning Commission for endorsement. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No questions or concerns were expressed by citizens in attendance.

MINUTES:

MOTION by John Lakos, seconded by Kristie Halress, that the minutes of the September 3, 1998 meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

Discussion was held at the September 17, 1998 worksession with Filer Charter Township Planning Commission to establish a new subcommittee to resume discussion on the possible extension of Twelfth Street between Maple and Cherry Streets. Chairman Yoder served on a previous committee in 1983 and would again like to serve on the committee. The members of the Twelfth Street Extension Subcommittee are Chairman Roger Yoder, John Lakos and Ray Fortier. Jon Rose will be acting as City Liaison for the subcommittee. Jeff Mikula of Abonmarche gave updated information on City Water and Sewer that could be extended if Twelfth Street were developed. Chairman Yoder asked if Mr. Mikula would attend a meeting to update the committee.

**UNFINISHED BUSINESS:**

Mary Baker, 330 Fifth Avenue was not present at the Public Hearing held earlier in the evening and asked what impact this would have on her. Mr. Rose explained that there would be no impact to adjoining property owners. The requested change in zoning is to more accurately reflect the existing use of the property.

A public hearing was held in response to a request from City Staff to re-zone property from R-2 Residential to R-5 Residential to more accurately reflect the existing use of the property. The property includes Chalet West Apartments, Lakeridge Landings Condominiums and Shipwatch Condominiums. Attached is a map of the proposed zoning change and list of the property code numbers of the properties in question.

MOTION by John Serocki, seconded by Tony Slawinski that the Planning Commission approve and forward to City Council the request from City Staff to re-zone the property from R-2 Residential to R-5 Residential as shown on the attached map. Motion approved unanimously.

**OTHER COMMUNICATIONS:**

A worksession will be held on Thursday, October 15, 1998 at 7:00 p.m. in the Council Chambers.

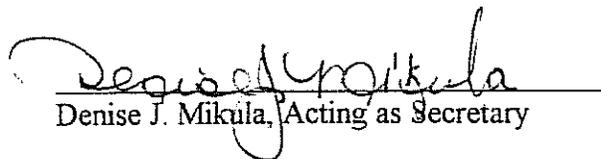
Tony Slawinski asked which members terms were expiring. Review of the records show that Tony Slawinski, John Serocki and Bob Hornkohl's terms expire in October 1998. Both Tony Slawinski and John Serocki asked for applications to reapply to the Planning Commission.

**ADJOURNMENT:**

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

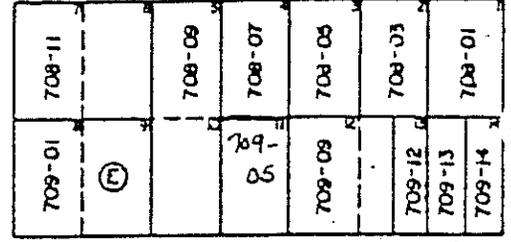
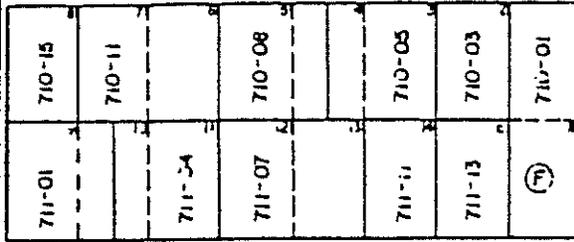
Meeting adjourned at 7:50 p.m.

MANISTEE PLANNING COMMISSION

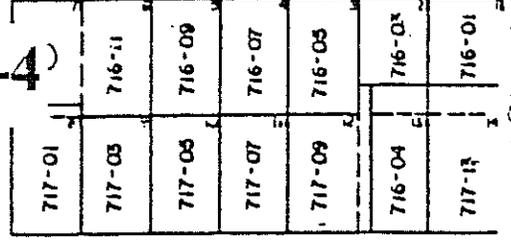
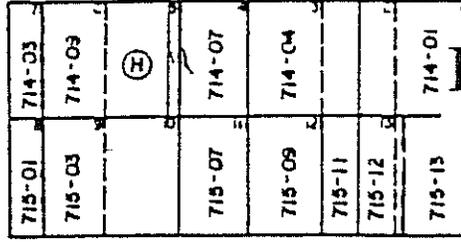
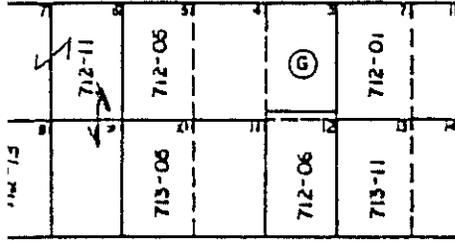
  
Denise J. Mikula, Acting as Secretary

450-01

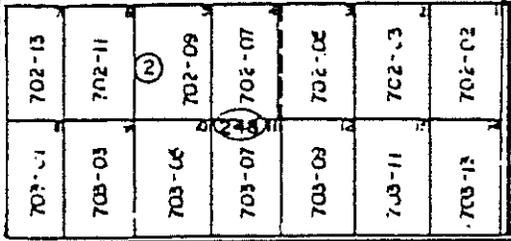
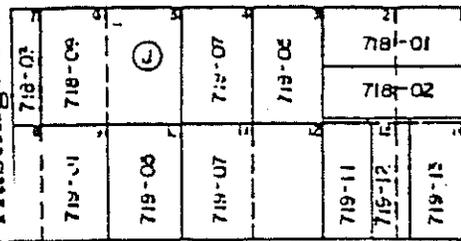
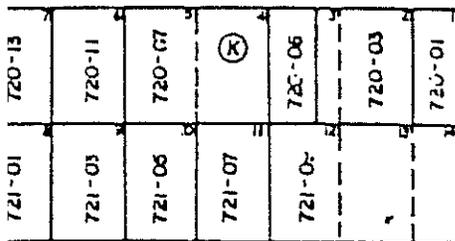
### Second Avenue



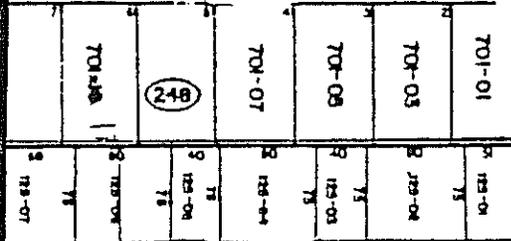
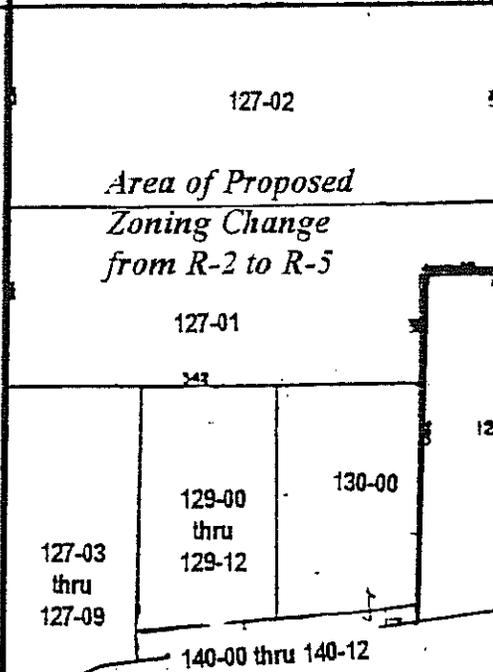
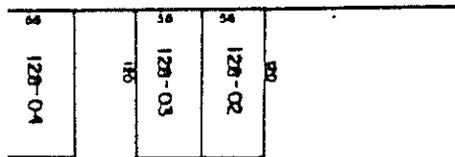
### Third Avenue



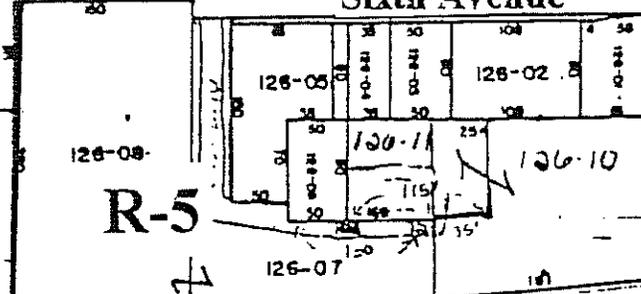
### Fourth Avenue



### Fifth Avenue



### Sixth Avenue



Fremont Street

Hastings Street

Melitzer Street

R-2

R-5

Manistee River

