

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

JUNE 3, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, June 3, 1999 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, Tony Slawinski, and Roger Yoder

MEMBERS ABSENT: Cyndy Fuller

OTHERS PRESENT: Connie Slade, David Weed, Kendra Thompson (Kendra Thompson Architects, P.C.) R. Ben Bifoss (City Manager), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

None

SITE PLAN REVIEW:

David Weed - 720 Engelmann Street

Mr. Weed owns the building at 720 Englemann Street which is used for storage (an existing non-conforming use). Mr. Weed would like to build another 40' x 50' pole building adjacent to the existing pole building. The proposed expansion meets the requirements of the Zoning Ordinance. This would be the last possible expansion of the non-conforming use (50%) allowed by the Zoning Ordinance.

MOTION by John Lakos, seconded by Ray Fortier that the Site Plan for David Weed be approved with the understanding that this is the last possible expansion to the buildings on this property. Motion passed unanimously.

Manistee County - Courthouse Expansion

Manistee County is requesting a Site Plan Review for the proposed addition to the Courthouse. A Site Plan Review shows the requirements of the Zoning Ordinance have been met with the exception of the rear-yard set-back. The Zoning Board of Appeals is scheduled to meet on June 7, 1999 for the variance request.

Kendra Thompson explained the layout of the parking area and that the parking lot will need to be tied into the storm sewer to handle storm water runoff.

MOTION by Mike Fatke, seconded by John Lakos that the Site Plan Review for Manistee County Courthouse Expansion be approved pending a variance to the rear-yard set-back from the Zoning Board of Appeals and review for water runoff by the City Engineer. Motion passed unanimously.

William & Connie Slade - Lot Split

Mr. & Mrs. Slade own the home at 1800 Main Street (Parcel Code #51-51-713-175-02) which currently sits on approximately 4.52 acres. The Slade's would like to split off the section of property that the home is located on. The Slade's request meets the requirements of the Zoning Ordinance.

MOTION by John Serocki, seconded by Tony Slawinski that recommendation be made to City Council that Mr. & Mrs. Slade's request to split off the portion of parcel # 51-51-713-175-02 that the home is located be granted. Motion passed unanimously.

Sweetnam/Archev - Lot Split and Combination

Lots 1 & 2 and Part of Outlot A, Block 4 of the Sweetnam Subdivision (Parcel Code # 51-51-373-704-01) are owned by the William & Breta Sweetnam Trust. Robert & Susan Archev Jr. own Lot 3 and Part of Outlot A, Block 4 of the Sweetnam Subdivision (Parcel Code #51-51-373-704-05). The Archev's would like to purchase lot 2 from the Sweetnam's and combine it with Lot 3. This request meets the requirements of the Zoning Ordinance.

MOTION by Kristie Harless, seconded by John Lakos that recommendation be made to City Council

that Lot 2 of Block 4 Sweetnams Subdivision owned by the William and Breta P. Sweetnam Trust be split from Parcel Code #51-51-373-704-01 and combined with Parcel Code #51-51-373-704-05 owned by Robert & Susan Archey Jr. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

None

MINUTES:

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the May 6, 1999 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

City Manager Ben Bifoss gave a handout sheet describing 1999-2000 Construction Projects.

Last fall a committee that included Mike Fatke and John Serocki were going to look at sidewalks along major streets. It has been noted that some areas have sidewalks that end in the middle of a block. Mr. Fatke and Mr. Serocki will try to look at the areas that will be effected during the construction projects and notify the engineers office with any recommendations.

The engineers from M.C. Smith will be making a presentation on the Streetscape at the City Council worksession of June 8, 1999. Members of the Planning Commission are welcome to attend.

Reminder that the next meeting is July 1, 1999 and Roger Yoder will be giving his Annual Council

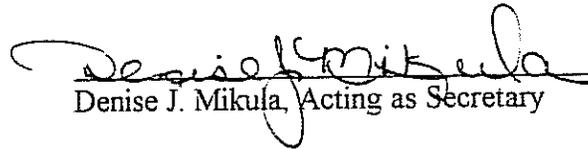
Report at the July 6, 1999 Council Meeting.

ADJOURNMENT:

MOTION by John Serocki, seconded by Tony Slawinski the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 7:45 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary