

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

OCTOBER 7, 1999

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

MEMBERS PRESENT: Ray Fortier, Kristie Harless, Phil Picardat, John Serocki, Tony Slawinski, Tim Stefanik, Roger Yoder

MEMBERS ABSENT: Bob Hornkohl, John Lakos

OTHERS PRESENT: Don Jones (205 Lighthouse Way S.), John & Jean Rowe (220 Lighthouse Way S.), Jan & Dar Cordes (601 Harvard Lane), Loren Houtman, Frank Beaver (County Planner), Duane Jones (Lighthouse Landings L.L.C.), Jeff Mikula (Abonmarche), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:04 p.m. by Chairman Roger Yoder

Jon Rose introduced new members Tim Stefanik and Phil Picardat. Mr. Rose also introduced Frank Beaver the new County Planner.

PUBLIC HEARING:

Lighthouse Landings L.L.C. - PUD Modification

Duane Jones, Lighthouse Landings is requesting to modify their existing PUD by adding 3 acres south of the project. The proposed modification would add 7 buildings/14 units to the existing project. Staff review of the project shows that a per acre density of the proposed development including the addition is at slightly over 4 units per acre and well within the recommended 4 to 6 living units per acre for the R-3 Zoning District.

Planned Unit Development regulations require a net foundation area coverage of less than 35%. The net foundation area coverage on the new parcel is at 36%. The original PUD had a net foundation area coverage of 29%. When the parcels are combined the net foundation area coverage is at 31%.

Review by the Fire Chief recommends the removal of the island that is located within the driveway on units 43, 44, 45, 46 & 47. Chairman Yoder asked about the number of unit that are being accessed by the same driveway. Within the Zoning Ordinance definition of a Private Street is a ... road with services more than one dwelling and business. Section 1052.A of the Zoning Ordinance states, "Every private street which provides or may provide access to and from a public street for three (3) or more dwelling units or principal buildings on separately owned parcels shall meet the following conditions: A. Be constructed in a good and workmanlike manner within the right-of-way which is established by duly recorded conveyance and which is not less than sixty-six (66) feet in width."

Jan Cordes, 601 Harvard Lane asked a question regarding the original topography of the parcel in question, who owns the former railroad bed, and wanted assurances that the trees located on her and her neighbors property will not be removed or damaged in anyway during the construction of the final phase.

Mr. Rose said that the building height limitation will be applied based on the original grades prior to Domer's work on the site. The City of Manistee owns the property that was formerly the old railroad bed south of the 3 acre parcel. A condition could be placed on the issuance of the Special Use Permit to assure that the project be contained within their property and not intrude on neighboring property.

Dar Cordes, 601 Harvard Lane also expressed concerns over any possible change in grade.

John Rowe, 220 Lighthouse Landings S. asked if the City would require any certification from an engineer for each proposed new building site.

Jeff Mikula, Abonmarche said that 4 boring samples have currently been taken. The engineer will do an assessment of the property and determine if footings design needs to be changed. From the previous 4 samples 3 would use standard footings and one would need redesign.

John Rowe asked about the settling that has occurred on the site since last summer and how storm water would be handled.

Mr. Rose said that the City will require engineering on the site and Lighthouse Landings will have to build according to the engineers specification.

Mr. Mikula said that the engineer may require footing drains. The plans for storm water could include tying into the new storm system on Cherry Road.

Concern was expressed about the single entrance off Cherry Street into the project. Duane Jones said that they do not want two entrances that would allow people to loop through the project. Having the cal-du-sac's does not encourage sight seeing traffic. Mr. Rowe, a resident of the project said the association does not want two entrances.

Concern was expressed about the ability for fire trucks to access units 45 & 46 in the event of the fire. Mr. Rose said that the cal-du-sac has been designed the same as the one located on Lighthouse Way South. This was required by the fire department to allow turning for the new aerial fire truck. The Fire Department has approved the plan with the exclusion of the island and there is also a fire hydrant provided in the proposed addition to the Planned Unit Development.

There being no further discussion the Public Hearing closed at 7:50 p.m.

SITE PLAN REVIEW:

National City Bank - Lot Split

National City Bank is requesting a Lot Split for their property on River Street. Back in the late 1980's Manistee Bank and Trust acquired the building formerly known as Margaret's, 369 River Street. At that time the 369 River Street was combined into one parcel (#51-51-453-702-01) with the bank at 375 River Street. Since that time the bank has gone through several changes in ownership and now the bank is now requesting that 369 River Street be split from 375 River Street so that the building can be sold. Review of the request shows the requirements of the Zoning Ordinance have been met.

MOTION by Kristie Harless, seconded by John Serocki that the request for a Lot Split from National City Bank be forwarded to City Council for approval. Motion approved unanimously.

Marvin Lewis - Lot Split

Marvin Lewis owns Freeland Lots 11 & 12 Block 22. Mr. Lewis would like to split Lot 11 which has a house (925 Davis Street) from Lot 12 which will create a vacant buildable parcel. Review of the request shows that the requirements of the Zoning Ordinance have been met.

MOTION by John Serocki, seconded by Ray Fortier that Marvin Lewis' request for a Lot Split be forwarded to City Council for approval. Motion approved unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Jean Rowe, 220 Lighthouse Way S. expressed concern about the unsightly buildings on First Street. Jon Rose asked that she contact Mark Niesen, Building Inspector that he is currently working on that subject.

John Serocki asked about the work being performed on the property South of Glocheski Drive. The work is being done in conjunction with the Maple Street and Webster Court Projects. Domres is using the area to remove sand and replace with clay. Once completed it will be leveled and used as a soccer field as part of Duffy Park.

MINUTES:

MOTION by Tony Slawinski, seconded by Ray Fortier, that the minutes of the September 2, 1999 Planning Commission Meeting be approved.. Minutes were approved.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Lighthouse Landings LLC - PUD Modification

A Public Hearing was held earlier in response to a request from Lighthouse Landings to modify their existing PUD by adding 3 acres south of the project.

MOTION by Ray Fortier, seconded by Kristie Harless that Lighthouse Landings request to modify their existing Planned Unit Development by adding three acres south of the project and adding 7 buildings/14 units in accordance with Job Number 99-985SIT dated 8/24/99 titled Phase IV Site Plan be approved with the following conditions:

1. The triangle located in the driveway of units 43, 44, 45, 45, 47 be removed as recommended by the Fire Department.
2. The project be contained within their property lines and no intrusion or damage to neighboring properties occur.

Motion passed unanimously.

OTHER COMMUNICATIONS:

Mike Fatke and Cyndy Fuller did not reapply for their positions on the Planning Commission. Chairman Yoder read resolutions that were prepared for Mike and Cyndy in appreciation for their service on the Commission.

MOTION by Kristie Harless, seconded by Tony Slawinski that the resolutions be adopted by the Planning Commission and be sent to Mike and Cyndy. Motion passed unanimously.

The next worksession is scheduled for October 21, 1999. Possible agenda items include the new high school, accessory structure - height variance requests, updating the by-laws, Master Plan.

Denise passed out a list of meeting and worksession dates for 2000.

MOTION by Ray Fortier, seconded by John Serocki to approve the list of meeting and worksession dates for the Manistee Planning Commission for the year 2000 as follows:

Meeting	Worksession
January 6, 2000	January 20, 2000
February 3, 2000	February 17, 2000
March 2, 2000	March 16, 2000
April 6, 2000	April 20, 2000
May 4, 2000	May 18, 2000
June 1, 2000	No Worksession
July 6, 2000	No Worksession
August 3, 2000	No Worksession
September 7, 2000	September 21, 2000
October 5, 2000	October 19, 2000
November 2, 2000	November 16, 2000
December 7, 2000	No Worksession

The North Beach Access project is nearing completion. Hopes are that the project will be completed and a Ribbon Cutting Ceremony will be planned October 26th or 27th. Members of the Planning Commission will be invited to attend.

Roger Yoder thanked the new members for applying to the Planning Commission.

John Rowe said that the island treatment on Cherry Street look great and he has only heard good comments about them.

ADJOURNMENT:

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

Meeting adjourned at 8:17 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary