

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

AUGUST 2, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, August 2, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Bob Davis, Greg Ferguson, Ray Fortier, David Kelley, Phil Picardat, John Serocki, Tony Slawinski, Brad Williams and Roger Yoder

MEMBERS ABSENT: None

OTHERS PRESENT: Kristie Harless, Jerome & Kathy Wrzesinski, John & Joyce Jeruzal (168 Lincoln Street), Jon Rose (Community Development) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

None

CITIZEN QUESTIONS AND CONCERNS:

John & Joyce Jeruzal, 168 Lincoln Street asked the Planning Commission if they could assist with a problem that they are experiencing with a neighbor. The house next to theirs is a rental unit that is Registered with the City. The owner of the building has removed windows in order to correct code violations and has created an eyesore. The Jeruzals work to keep their home attractive and are upset at the condition of the building next door. They have discussed this issue with Mark Niesen, Building Inspector who has been working with the owner on compliance issues. Mr. Niesen has been helpful but this situation does not seem to be getting resolved.

Jon Rose explained that the first round of inspections for the rental program is mainly dealing with safety issues i.e. smoke detectors, handrails, electrical etc. The City does not want to overwhelm the landlords by putting extra burdens on them the first round. The Planning Commission sympathized with the situation but

is not able to do anything on behalf of the Jeruzal's. It was suggested that they contact their Council Representative.

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, July 12, 2001

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the July 12, 2001 Planning Commission be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

North Shore Supply/Jerome Wrzesinski - Special Use Permit

Jerome Wrzesinski owner of North Shore Supply, 70 Arthur Street is requesting a Special Use Permit to use parking lot as a Boat/RV Storage Area. This item was tabled at the July 12, 2001 meeting.

John Jeruzal, 168 Lincoln Street said that he stores his RV at North Shore Supply and does not look anymore unsightly than personal storage in residential neighborhoods. Mr. Jeruzal supports the Wrzesinski's request and asked about the outdoor storage at Moonlite Motel. Mr. Rose said that the outdoor storage/campground at Moonlite Motel is "grand fathered in" and they have the right to continue that use.

Greg Ferguson has looked at all of the C-1 areas in regards to outdoor storage. He found some outdoor storage at A-1 Storage, the Glass Shop has a vehicle with a for sale sign, and Grand Rental has some of their rental items outside. The downtown area has no outside storage and the Service Shop in the C-1 area at the south end of town has some items located outside. The Service Shop is adjoining residential property.

Mr. Ferguson expressed his concerns about allowing outside storage in the C-1 area that everyone in the district will want outside storage. Mr. Rose said that the requirements in the Zoning Ordinance only allows storage if the storage is 90 feet from U.S. 31. This condition allows a building/business to be located in front of the storage area. In the case of the Wrzesinski's they operate a business that front's on U.S. 31 and their outside storage is located behind their business.

Mr. Wrzesinski said that he is in the process of cleaning and clearing up the storage area as time and money permits. He has removed trees/shrubbery on the advice of the police department to allow a clear line of vision for safety purposes. Mr. Rose said that requiring a solid fence would go against the recommendation from the police department.

Mr. Rose said that the Zoning Ordinance would only allow four sites within the C-1 district for storage. The sites would be the Wrzesinski's property, A-1 Storage property, the State Police Property and the vacant

property next to Manistee Vinyl. These four parcels have the depth required by the zoning ordinance to meet the 90 foot distance from U.S. 31. Also any requests for storage would have to come before the Planning Commission as a request for a Special Use Permit. This allows the Planning Commission to place conditions on the request.

MOTION by John Serocki, seconded by Tony Slawinski that the request from Jerome Wrzesinski, North Shore Supply, 70 Arthur street for a Special Use Permit to use the parking lot as a Boat/RV Storage Area be approved with the condition that the storage area must be 90 feet from U.S. 31. Voting on Motion as follows:

- Yes - Ferguson, Fortier, Kelley, Picardat, Serocki, Slawinski, Williams and Yoder
- No - Davis

Motion passed 8 to 1.

NEW BUSINESS:

Motion by John Serocki, seconded by Ray Fortier to amend the agenda to allow discussion on a request from Joseph Pienta regarding his mini-storage facility on Main Street. Motion passed Unanimously.

Pienta Mini Storage Building - Colors

Jon Rose received from Joseph Pienta samples of the color he would like to finish the mini storage facility on the vacant property west of Main Street between Thirteenth and Fourteenth Streets. When City Council approved the Zoning Amendment for Pienta they required that the Planning Commission exercise aesthetic approval over the storage building. The colors Mr. Pienta selected were "Desert Sand" for the walls and "Fern Green" for the doors, trim and roofs. The Planning Commission reviewed the colors.

MOTION by Bob Davis, seconded by Greg Ferguson that the colors "Desert Sand" and "Fern Green" for the mini-storage facility on Main Street be approved. Motion passed unanimously.

Pienta Mini Storage Building - Site Plan Change

Jon Rose received from Mr. Pienta a request to change the site plan for the Mini- Storage Facility on Main Street. Mr. Pienta would like to change the width of the two buildings from 30' x 190' each to 24' x 190' and 32' x 190'. Mr. Rose said that review of the proposed change shows that the requirements fo the Zoning Ordinance have been met. The Planning Commission discussed changes in the site plan.

MOTION by Ray Fortier, seconded by Tony Slawinski that the site plan change for the Mini-Storage facility on Main Street owned by Mr. & Ms Pienta be approved. Voting on Motion as follows:

- Yes - Fortier, Kelley, Picardat, Slawinski, Williams and Yoder

No - Davis, Ferguson and Serocki

Motion passed 6 to 3.

OTHER COMMUNICATIONS:

Members of the Planning Commission have been invited to go on the Parks Commissions annual tour of Parks. The tour is scheduled for Thursday, August 9th. Any members interested in attending should call Denise so that reservations can be made.

WORKSESSION:

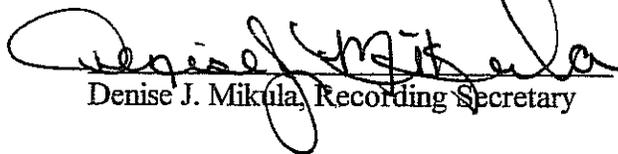
None

ADJOURNMENT:

MOTION by John Serocki, seconded by Bob Davis that the meeting be adjourned.

Meeting adjourned at 8:23 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Mikula, Recording Secretary