

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

APRIL 4, 2002

A meeting of the Manistee City Planning Commission was held on Thursday, April 4, 2002 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, David Kelley, Joyce Jeruzal, Phil Picardat, John Serocki and Roger Yoder

MEMBERS ABSENT: Bob Davis and Tony Slawinski

OTHERS : Jackie Trucks (301 & 303 First Street), Howard Vaas (Stacey's Flower & Gift Shop), Richard Morehouse (First Street Tavern), Dan Reed (LSL), Jeff Mikula (Abonmarche), Jon R. Rose (Community Development) and Denise Blakeslee (City Staff)

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

PUBLIC HEARING:

None

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes. March 7, 2002

MOTION by Ray Fortier, seconded by Joyce Jeruzal that the minutes of the March 7, 2002 Planning Commission Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Jacqueline Trucks - Parcel Split (301 & 303 First Street)

The Planning Commission received a request for a parcel split from Jacqueline Trucks the owner of the Parcel 51-51-568-701-01, 301 & 303 First Street (Stacey's Flowers & Gifts and First Street Tavern). Mrs. Trucks would like to split Parcel #51-51-568-701-01 so the property could then be sold to each business. Mrs. Trucks received the necessary variances from the Zoning Board of Appeals at their February 28, 2002 meeting. Mrs. Trucks is now asking the Planning Commission for approval of the parcel split.

Jon Rose said that this was an unusual circumstance due to the fact that the business had been operating separately for many years while the buildings remained on one parcel.

Motion by David Kelley, seconded by Joyce Jeruzal that the request from Jacqueline Trucks to split Parcel #51-51-568-701-01 into two parcels (301 First Street, Stacy's Flower Shop and 303 First Street, First Street Tavern) as shown on the attached survey be approved and forward to City Council. Motion Passed Unanimously.

OTHER COMMUNICATIONS:

Reminder the Planning Commission will be touring the new High School on Thursday, April 18, 2002 as part of their Worksession. Members of the Planning Commission will meet at City Hall at 6:00 p.m. and take Dial-A-Ride to the school.

WORK/STUDY SESSION

Dan Reed from Langworthy, Strader and LaBlanc gave members of the Planning Commission an update on the Master Plan. Members were given a draft of Future Land Use Map and asked for their input for proposed amendments. Greg Ferguson and Phil Picardat joined the meeting at this time. Draft copies of the Plan will be sent in May for review.

Members asked about training seminars. Denise said that she had been in contact with Elaine Bush from MSU Extension Office and they have tentatively scheduled the Manistee area for the Citizen Planner Training Program in November/December. This is the six course module that would allow attendees to be certified as a Citizen Planner. This item will be discussed with neighboring communities and members will be updated as things progress.

Members of the Planning Commission discussed their concerns over the proposed change in the PCA discharge from Lake Michigan to the Manistee River Channel. Members of the Planning Commission want to go on record as being opposed to this proposed change in location.

MOTION by Greg Ferguson, seconded by Ray Fortier that a statement be prepared from the Planning Commission expressing their opposition to the change in location of the PCA discharge pipe from Lake Michigan to the Manistee River Channel. This statement will be read by Joyce Jeruzal who will speak on behalf of the Planning Commission at the April 23, 2002 DEQ Public Hearing. Motion Passed Unanimously.

ADJOURNMENT:

MOTION by Greg Ferguson, seconded by John Serocki that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:57 p.m.

MANISTEE PLANNING COMMISSION

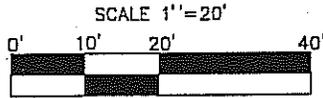
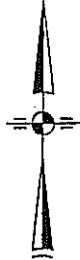
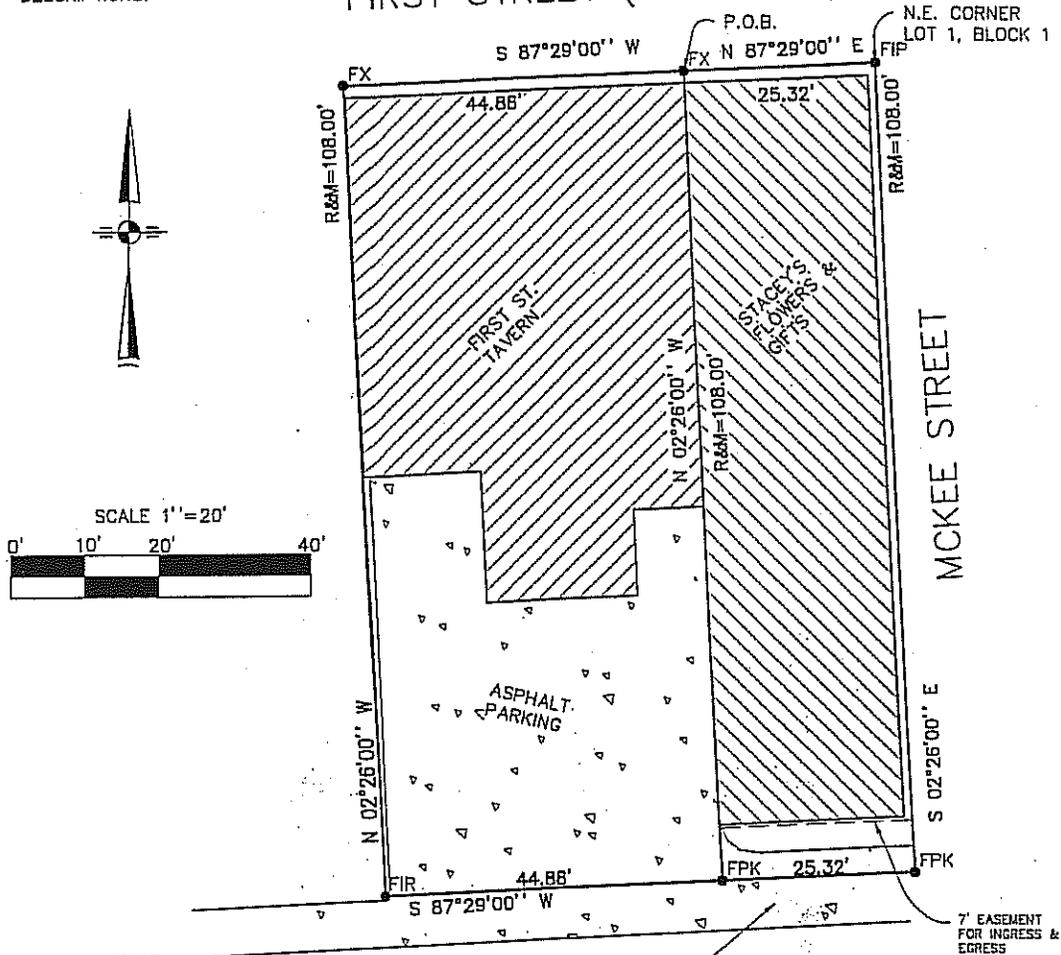

Denise J. Blakeslee, Recording Secretary

CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

SEE PAGE 2 FOR LEGAL DESCRIPTIONS.

FIRST STREET (66' R.O.W.)



LEGEND

- FIP FOUND IRON PIPE
- FX FOUND CHISELED CROSS
- FIR FOUND 1/2" ROD W/CAP 13597
- FPK FOUND P.K. NAIL

SHARED DRIVEWAY



Craig Stapley

CRAIG R. STAPLEY
 LICENSED PROFESSIONAL SURVEYOR No. 46687
 ABONMARCHE CONSULTANTS, INC.

12/14/01

DATE OF CERTIFICATE
 BEARING BASIS: PLAT OF NICOLSON & INGRAM

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

JACQUELINE
 TRUCKS



ABONMARCHE CONSULTANTS, INC.

361 First Street
 Manistee, Michigan 49660
 231-723-1198
 FAX: 231-723-1194

95 West Main Street
 Benton Harbor, Michigan 49022
 616-927-2295
 FAX: 616-927-4639

ARCHITECTS / ENVIRONMENTAL ENGINEERS / CONSTRUCTION MANAGEMENT LAND SURVEYORS

DATE: DEC. 10, 2001

DRAWN BY: CRS

SCALE: 1"=20'

SEC.12 T.21N R.17W

CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL "A"

STACEY'S FLOWERS & GIFTS.

A PART OF LOT 1, BLOCK 1 OF NICHOLSON AND INGRAM'S ADDITION TO THE CITY OF MANISTEE, BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, THENCE SOUTH 02°46'00" EAST, ALONG THE EAST LINE OF SAID LOT, 108.00 FEET; THENCE SOUTH 87°29'00" WEST, ALONG THE SOUTH LINE OF SAID LOT, 25.32 FEET; THENCE NORTH 02°46'00" WEST, 108.00 FEET, TO THE NORTH LINE OF SAID LOT; THENCE NORTH 87°29'00" EAST, 25.32 FEET TO THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH A 7 FOOT EASEMENT OVER THE SOUTH 7 FEET THEREOF, PARCEL CONTAINING 2734.56 SQUARE FEET.

PARCEL "B"

FIRST STREET TAVERN.

A PART OF LOT 1, BLOCK 1 OF NICHOLSON AND INGRAM'S ADDITION TO THE CITY OF MANISTEE, COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, THENCE SOUTH 87°29'00" WEST, ALONG THE NORTH LINE OF SAID LOT 25.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°46'00" EAST, 108.00 FEET; THENCE SOUTH 87°29'00" WEST, ALONG THE SOUTH LINE OF SAID LOT, 44.88 FEET; THENCE NORTH 02°46'00" WEST, ALONG THE WEST LINE OF SAID LOT, 108.00 FEET, TO THE NORTH LINE OF SAID LOT; THENCE NORTH 87°29'00" EAST, 44.88 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A 7 FOOT EASEMENT OVER THE SOUTH 7 FEET OF PARCEL "A", PARCEL CONTAINING 4847.04 SQUARE FEET.



Craig Stapley

CRAIG R. STAPLEY
LICENSED PROFESSIONAL SURVEYOR No. 46687
ABONMARCHE CONSULTANTS, INC.

12/17/01

DATE OF CERTIFICATE

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