

## MANISTEE CITY PLANNING COMMISSION

550 Maple Street  
Manistee, MI 49660

### MEETING MINUTES

December 2, 2004

A meeting of the Manistee City Planning Commission was held on Thursday, December 2, 2004 at 7:00 p.m. in the Manistee Middle School Library, 550 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Maureen Barry, Tamara Buswinka, Ray Fortier, Cyndy Fuller, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief, and Roger Yoder

**MEMBERS ABSENT:** Greg Ferguson

**OTHERS:** Dan & Elaine Hahn (232/234 Fifth Avenue), Robert Olsen (Superintendent - Manistee Area Public Schools), Jerry Siefer (Whitehall), Alan Marshall (City Council), Jon Rose (Community Development), and Denise Blakeslee (Administrative Assistant) and others

The City Hall building is under renovation, members of the Planning Commission took a tour of City Hall at 5:30 p.m. prior to the meeting.

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

### **PUBLIC HEARING:**

#### Manistee Area Public Schools - Street Vacation Request

A request has been received from Manistee Area Public Schools to vacate the platted but undeveloped portion of Fourth Avenue between Ford Street and Short Street. Manistee Area Public Schools is in the process of selling the former Washington school property when a title search revealed that Fourth Avenue had not been vacated. The School building itself was constructed over the undeveloped street.

**Dan & Elaine Hahn, 232/234 Fifth Avenue** - Adjacent property owners expressing concerns over the possible loss of the play ground. Their grandchildren use the playground when they visit. Spoke of the worry that the property would be divided and high density housing would be developed and the deterrent to property values. Concerned over the way the sale of property was handled by the school.

**Robert Olsen, Superintendent, Manistee Area Public Schools** - Mr. Olsen spoke of the sale of the property and that the school has no control over how the new owners would develop the property. Spoke of the condition of the building, asbestos, need for new roof resulting in the sale of the property.

Jon Rose said that the property owners would have the rights and restrictions of any other property owner in the Zoning District. If they wanted to split the property they would need to come back to the

Planning Commission, but that type of request does not require a public hearing. If they asked for a use that falls under Special Uses another Public Hearing would be held.

Chairman Yoder reminded Mr. Hahn that the City Planning Commission had no control over the sale of the property, The hearing is for a Street Vacation where a building was constructed over a street. If Mr. Hahn has concerns about the school selling the property he should go to the School Board.

Mr. Hahn wanted to be on record that he is opposed to the vacation of the street.

Mr. Olsen, Superintendent of Manistee Area Public Schools is on record as being in favor of the street vacation request.

Chairman Yoder read a memo that spoke of a phone call Jon Rose received from Steve Lipps, Michcon/DTE Energy expressing no objection to the Street Vacation Request.

There being no further discussion the Public Hearing closed at 7:18 p.m.

#### **APPROVAL OF MINUTES:**

##### Planning Commission Meeting of November 4, 2004

MOTION by Cyndy Fuller, seconded by Ray Fortier that the minutes of the November 4, 2004 Planning Commission Meeting be approved with a correction on Tony Jach's statement on page 2.

MOTION APPROVED UNANIMOUSLY.

#### **NEW BUSINESS:**

##### Manistee Area Public Schools - Street Vacation Request

A public hearing was held earlier in response to a request from Manistee Area Public Schools to vacate the platted but undeveloped portion of Fourth Avenue between Ford Street and Short Street.

MOTION by Cyndy Fuller, seconded by Ray Fortier to recommend to City Council the vacation of Fourth Avenue between Ford Street and Short Street.

MOTION PASSED UNANIMOUSLY

##### Appointments to Subdivision Committee

In anticipation of receipt of an application from the developers of the 55 acres on the corner of Cherry Street and Merkey Road Chairman Yoder will be appointing three members of the Planning Commission to serve on the Subdivision Committee. This committee is required under section 1242.03 of the Code of Ordinances.

Chairman Yoder appointed Tamara Buswinka, Cyndy Fuller and Roger Yoder to serve on the Subdivision Committee as required under section 1242.03 of the Code of Ordinances.

#### ELECTION OF OFFICERS - 2005

According to the By-Laws of the City of Manistee Planning Commission their annual election of Officers is held at the December Meeting for the following year.

##### Chair

At this time the meeting was turned over to Jon Rose who asked for nominations for the Position of Chair.

Ray Fortier, seconded by Mark Wittlief nominated Roger Yoder for the position of Chair.

There being no other nominations, nominations were closed.

With a unanimous vote Roger Yoder will serve as Chair of the Planning Commission for the year 2005.

The meeting was turned back over to Chairman Yoder.

##### Vice-Chair

Chairman Yoder asked for nominations for the position of Vice Chair.

Tony Slawinski, seconded by Mark Wittlief nominated Ray Fortier for the position of Vice-Chair.

There being no other nominations, nominations were closed

With a unanimous vote Ray Fortier will serve as Vice Chair of the Planning Commission for the year 2005.

##### Secretary

Chairman Yoder asked for nominations for the position of Secretary.

Ray Fortier, seconded by Tony Slawinski nominated Cyndy Fuller for the position of Secretary.

With a unanimous vote Cyndy Fuller will serve as Secretary of the Planning Commission for the year 2005.

Recording Secretary

Cyndy Fuller appointed Denise Blakeslee to act as the Recording Secretary for the Planning Commission for the year 2005.

**UNFINISHED BUSINESS:**

None

**OTHER COMMUNICATIONS:**

Roger Yoder asked about the status of the Manistee Saltworks Development Corporation lawsuit. Mr. Rose said that the Magistrate has been developing a schedule.

Tamara Buswinka entered the meeting at 7:25 p.m.

**CITIZEN QUESTIONS AND CONCERNS:**

Gerry Seyferth is looking at purchasing the riverfront property south of the North Channel Outlet adjacent to the Maple Street Bridge. He spoke to the Planning Commission of the type of development he was looking at, discussed applying for an amendment to the ordinance to allow the development.

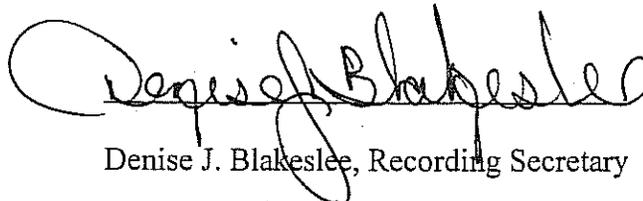
**WORKSESSION:**

Next Worksession will be on Thursday, December 9, 2004 at 6:00 p.m. in the Middle School Library. The Planning Commission will continue working with Jay Kilpatrick on the Zoning Ordinance Re-write.

**ADJOURNMENT:**

MOTION by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 7:55 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary