

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 7, 2005

A meeting of the Manistee City Planning Commission was held on Thursday, April 7, 2005 at 7:00 p.m. in the Manistee Middle School Library, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Tamara Buswinka, Greg Ferguson, Ray Fortier, Christa Johnson-Ross, Sara Schrader, Tony Slawinski, Mark Wittlief, and Roger Yoder

OTHERS: Mitch Deisch (City Manager), Bob Hornkohl (City Council), Lee Trucks (DDA), Dave Carlson (D.D.A.), Bill Kozak (Moore & Bruggink, Inc.) Cyndy Fuller (City Council), Dave Vavra (P.O. Box 102), Jon Rose (Community Development), and Denise Blakeslee (Administrative Assistant) and Others

Meeting was opened at 7:02 p.m. by Chairman Yoder.

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Meeting of March 3, 2005

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the March 3, 2005 Planning Commission Meeting be approved.

With a roll call vote this motion passed unanimously.

Yes: Barry, Fortier, Wittlief, Johnson-Ross, Buswinka, Schrader, Slawinski, Yoder
No: None

Greg Ferguson entered the meeting.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Hunting-Preliminary Development Plan.

Bill Kozak, Moore & Bruggink, Inc. showed the Planning Commission a Preliminary Development Plan at their March Meeting. Mr. Kozak has received some input from a review performed by Commissioner Buswinka which he incorporated into a new plan. Items incorporated included a sidewalk along a portion of Cherry Street and the reconfiguration of single family homes on Merkey.

Other discussion included:

Retention Pond (Concerns about insects and proximity of walking path). This will be a dry pond, no standing water, the could either fence the area or could grade with a 1 -5 slope which may be more desirable.

Walking Path near corner of Merkey and Cherry (proximity to adjoining residential property). The walking path is at a lower grade and would not result in anyone being able to look into the residence. Developer wants to be sensitive to adjoining property and will try to work with the owner.

Commercial Area. This would require a Zoning Amendment to permit the development of a Commercial Area within the project. Some members did not like the Commercial Area, discussed moving it to another location within the project (near the main entrance) and having it built to look like part of the project.

Misc. Will bring new plans that include a utility plan. Once prepared the Planning Commission will receive copies of the Master Deed and By Laws of the Project. They will include architectural guidelines.

MOTION by Ray Fortier, seconded by Mark Wittlief to set a public hearing for a proposed Planned Unit Development Plan for Hunting on Thursday, May 5, 2005 at 7:00 p.m.

With a roll call vote this motion passed unanimously.

Yes: Ferguson, Wittlief, Schrader, Johnson-Ross, Barry, Fortier, Slawinski, Buswinka, Yoder
No: None

CITIZEN QUESTIONS AND CONCERNS:

David Vavra, P.O. Box 102 - Mr. Vavra discussed correspondence he mailed directly to the Planning Commission including his desire to see them work with the Planning Commission from the Charter Township of Filer on developing some divided boulevards.

Lee Trucks, member of the Downtown Development Authority said that at their last meeting they passed a resolution regarding the parking requirements for apartments in the downtown Central Business District. They do not want to see parking requirements for buildings that have three or more residential units. Discussion included the desire to promote residential in the Central Business District and Administration handling parking concerns.

Cyndy Fuller, expressed concerns from a marketing standpoint the moving of the commercial portion of the Hunting Planned Unit Development to their main entrance.

WORKSESSION:

Review of Draft - Specific Standards and Requirements for Special Uses

Planning Commissioners continued their review of Specific Standards and Requirements for Special Uses with comments as follows:

MINE, SAND AND GRAVEL:

- 2.c Change "Rehabilitation" to "Reclamation"
- 2.f Ask Jay what is the consequence of item 1837.2.f
- 2.I Should this be changed? Extraction wells can go on for long periods of time, do not want to discourage development.

OUTDOOR SALES FACILITY:

- 2.g Use the 40 decibel standard the Planning Commission established at the March Worksession.
Change language ... unless specifically approved by the Planning Commission the use of amplifiers, banners, and other attention gathering devices are prohibited..."

PERSONAL SERVICE ESTABLISHMENT:

- 2.a Change to read "Such facilities shall be located and designed such that no objectionable noise, odor or fumes shall be carried onto adjoining property zoned residential."

PLACE OF PUBLIC ASSEMBLY - LARGE:

Clarify language in definition "...or the capability to expand to meet these standards in the future."

PROCESSING AND MANUFACTURING FACILITY:

- 2.b Delete - Uses shall be designed to prevent the discharge or emission of hazardous, contaminated, or toxic gases, liquids or particulate matter in any quality that may be perceptible at lot lines. Provided however, that

Begin with Wastewater discharges to the City of Manistee...

RETAIL BUSINESS:

Establish Architectural Standards for all Special Use Retail Use Business.

SEXUALLY ORIENTED BUSINESS:

- 3.d Hours and Days of operation shall be limited by the Planning Commission.

ALSO DEFINITION NEED TO BE CHANGED

Sexually Oriented Business: B. (Adult Bookstore or Adult Video Store) 3...The sale of such material shall be deemed to constitute a principal business purpose of an establishment if it comprises more than thirty-five (35) percent of the floor area or visible inventory within the establishment.

SPORTS AND RECREATION CLUB:

- 2.e Reference 40 decibel noise standard

VETERINARY CLINIC:

Remove reference about Medical Waste Law and Inspection requirements.
Develop more specific language that defines what animals will be allowed to be groomed.
Include a noise requirement (use 40 decibels as a standard throughout ordinance).

The next regularly scheduled worksession will be on Thursday, April 21, 2005 at 6:00 p.m. in the Middle School Library, 550 Maple Street, Manistee.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 8:27 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary