

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF AUGUST 18, 2005

The City of Manistee Planning Commission met in a worksession on Thursday, August 18, 2005 at 6:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Members Present: Maureen Barry, Sara Bizon, Greg Ferguson, Ray Fortier, Christa Johnson-Ross, Tony Slawinski, and Roger Yoder

Members Absent: Tamara Buswinka and Mark Wittlief

Others Present: David Burns (The Lockwood Companies), Vanessa Buhs, Melissa Rennie (Manistee News Advocate), Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant) and others

Worksession began at 6:00 pm.

The Lockwood Companies

Members of the Planning Commission and public left City Hall around 6:02 p.m. for a Site Visit of the proposed apartment development. Discussion at the site included:

- ◆ Possibly moving the office to the complex east of Tamarack Street
- ◆ Existence of Ramsdell Road 60' right-of-way north of proposed development and the 25 foot setback which results in 85' of separation between the neighbors to the north
- ◆ Spoke of the Title Company working on clarifying the position of the East Parcel there was a 30' discrepancy

Members and Public returned to the City Hall to continue discussion on the proposed development. Discussion included the following:

- ◆ Concerns from citizens who live in the area
- ◆ Tamarack Street
 - ▶ Should it be realigned?
 - ▶ Should the developer have to pay costs associated with realignment as a condition of the Special Use Permit?
 - ▶ What type of traffic problems would be created for Tamarack Street residents if development were constructed?

- ◆ Twelfth Street
 - ▶ Should it be developed as a secondary or primary street?
 - ▶ Does the City have funding to develop Twelfth Street to Cherry Road?
 - ▶ Should the project be coordinated with the installation of a Sanitary Sewer line that HHH Development Corporation will be installing on Twelfth Street as a condition of their Special Use Permit?
 - ▶ Should the developer be required to develop Twelfth Street the entire length of the parcel West of Tamarack Street?
 - ▶ Should Curb and Gutter be required the length of Twelfth Street in front of the development?
 - ▶ Should Sidewalks and Bike Lanes be incorporated on Twelfth Street by the developer?

- ◆ Should a Traffic Study be required by the Developer?
 - ▶ Should the Study be conducted while school is in session?
 - ▶ Should a recommendation for street signage be included in the Study?

- ◆ Bike Racks - appreciated the inclusion of them in the plan, should they be located in a different area?

- ◆ Items the Commissioners would like to see on the site plan
 - ▶ lighting
 - ▶ playground areas
 - ▶ signage

- ◆ Misc.
 - ▶ Number of rentals advertised in the paper
 - ▶ Reduced enrolment at the school - are people moving out of the community?
 - ▶ Dumpster size and locations
 - ▶ Bike rack locations

Vanessa Buhs was invited to speak by Chairman Yoder and spoke about her past ten years working with MSHDA for affordable housing and rental rehabilitation in the community. Vanessa spoke of wanting a more comprehensive study about rentals in the community. She felt that we need more facts and need to set priorities as to how rental development should be handled. She wants to review the two year waiting list for units at the Housing Commission. Also need to provide credit counseling so that the people who do not qualify due to bad credit would become eligible. She will be making a presentation to City Council in October.

Discussed investigating existing sites such as the Heights care facility. The developer said that site was more suited for housing for the elderly, not families.

David Burns, The Lockwood Companies spoke of his desire to work with the Planning Commission and would be happy to make amendments to the plan. He may be making a request to Planning Commission to table this item to allow time for further discussion and to address concerns they raised this evening.

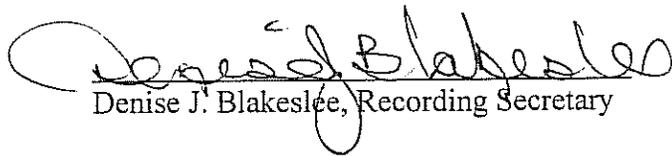
Would like a written response to Brian Sousa, City Engineer's review of Site Plan.

Would like clarification from Sid Scrimger, Fire Chief regarding road width.

ADJOURN

The Worksession adjourned at approximately 7:53 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary

