MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

SPECIAL MEETING MINUTES

November 28, 2006

A Special Meeting of the Manistee City Planning Commission was held on Tuesday, November 28, 2006 at 7:30 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Ben Bifoss, Tamara Buswinka, Dave Crockett, Ray Fortier, Eric Gustad, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Harlo Haines

OTHERS: Jim Nordlund Jr. (Nordlund & Associates), Ross Pope (Manistee G.B. LLC), Mitch Deisch (City Manager) Alan Marshall (City Council), Lee Trucks (DDA), Dave Carlson (DDA), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

Meeting was opened at 7:30 p.m. by Chairman Yoder.

New member Eric Gustad was welcomed by the Commission.

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Meeting of November 2, 2006

MOTION by Ben Bifoss, seconded by Tony Slawinski that the minutes of the November 2, 2006 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Bifoss, Crockett, Gustad, Fortier, Slawinski, Yoder
No: None

NEW BUSINESS:

Manistee G.B.,LLC (Goodwill Retail Store 282 Twelfth Street - Site Plan Review

Jim Nordlund Jr., Nordlund and Associates, presented a request from Manistee G.B., LLC - 282 Twelfth Street for a Detailed Site Plan Review. The request shows the construction of an addition onto the rear of the existing structure for shipping/receiving/trash compactor location that they use in all off their stores, drop off site, proposed parking layout, lighting and new curb cut on U.S. 31 (right turn in - right turn out) that has received approval from MDOT.

On November 20, 2006 the Zoning Board of Appeals granted a variance reducing the front yard set back on Twelfth Street from 30 feet to 20 feet to allow the construction of an addition as shown on the site plan. With receipt of the variance the site plan review shows compliance with the standards of the C-1 Zoning Ordinance.

MOTION by Ben Bifoss, seconded by Ray Fortier that the Site Plan for Manistee G.B.,LLC for a Goodwill Retail Store at 282 Twelfth Street (Job #1016-4 - Prepared by Nordlund and Associates) be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Bifoss, Gustad, Barry, fortier, Slawinski, Yoder, Crockett
No: None

Commissioner Buswinka entered the meeting (7:45 p.m.)

City of Manistee Fifth Avenue Beach House - Site Plan Review

City Manager Mitch Deisch presented the request for Site Plan approval for a new Beach House at Fifth Avenue Beach. This is a community project that has received lots of support and will be funded through allocated City Funds, Grants and donations. The location near the parking lot was chosen to allow the construction of a walkway that will provide easier access to the facility for wheelchairs, strollers and people who have difficulty walking in the sand. This facility once completed will replace the existing bath house that has serviced the community for decades. The estimated cost is around $312,000.00.

Commissioners asked about showers/foot showers, landscaping around the site (natural grass), fireplace location and possible impact from the wind if doors were opened

The submitted detailed site plan shows that this request complies with the requirements of the R-1 Zoning District.

MOTION by Tony Slawinski, seconded by Ray Fortier that the Detailed Site Plan from the City of Manistee (Job # MAN3324-01C prepared by Wade Trim) for a Beach House located at Fifth Avenue Beach be approved.

With a roll call vote this motion passed 8 to 0.

Yes: Slawinski, Yoder, Barry, Crockett, Gustad, Buswinka, Fortier, Bifoss
No: None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Commissioners were reminded that the third workshop in the Joint Planning Finding Common Ground series is scheduled for Thursday, November 30, 2006 at 7:00 p.m. in the Council Chambers at City Hall.

Commissioner Buswinka said that a local Boy Scout troop will be having a bottle collection in January and the funds will be going to the fund to raise money to purchase Man Made Lake.

CITIZEN QUESTIONS AND CONCERNS:

None

WORK/STUDY SESSION:

None

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:10 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee

Denise J. Blakeslee, Recording Secretary