

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, December 4, 2008
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the December 4, 2008 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the November 6, 2008 Meeting Minutes.

V Public Hearing

VI New Business

Conceptual Beach Master Plan

City Manager Mitch Deisch will present the conceptual Beach Master Plan to the Planning Commission and is requesting an endorsement of the conceptual plan.

At this time the Planning Commission could endorse the Conceptual Beach Master Plan.

Election of Officers

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.

At this time the meeting will be turned over to Jon Rose who will ask for nominations.



MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee *DB*
DATE: November 26, 2008
RE: December 4, 2008 Meeting

Commissioners, Enclosed is your packet for the December Planning Commission Meeting. We have the following items on the Agenda:

Conceptual Beach Master Plan

City Manager Mitch Deisch will present the conceptual Beach Master Plan to the Planning Commission and is requesting an endorsement of the conceptual plan.

Election of Officers

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.

See you Thursday! Please call me if you are unable to attend the meeting.

:djb

Wishing you and your families a wonderful Thanksgiving!!



City of Manistee

P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
231.398.2805

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
Fax: 231.723.1546

CLERK/TREASURER
Fax: 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
Fax: 231.398.2812

FIRE DEPARTMENT
281 First Street
231.723.1549
Fax: 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
Fax: 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553



November 13, 2008

Mr. Roger Yoder, Chairperson
Manistee City Planning Commission
P. O. Box 358
Manistee, Michigan 49660

Dear Chairperson Yoder:

On September 4, 2008, Mr. Jeff Mikula from Abonmarche made a presentation to the Planning Commission regarding the conceptual Beach Master Plans. Subsequent to this meeting, it became clear that even with my efforts to include as many diverse groups as possible to serve on the Citizens Committee, I neglected to include a representative from the Planning Commission. As I indicated in my September 18, 2008 letter, I truly apologize for this oversight.

Attached with this letter are the colored drawings that were prepared by Abonmarche as a result of all of the Citizen Committee meetings, as well as the solicitation of public comments by having the drawings displayed in City Hall for more than 60 days. It is important to recognize that all of these drawings are conceptual and not exact designs. For example, all of the plans show a series of non-motorized trails throughout the designs. It is unrealistic to assume that the non-motorized trails will be designed as drawn on the conceptual plans. It is realistic to assume that the Citizen Committee felt that non-motorized trails were an essential part of each plan and should be incorporated into specific designs.

On October 29, 2008, staff presented the conceptual Beach Master Plans to both the Parks Commission and the Beautification Committee. Both voted unanimously to endorse the conceptual plans. The Planning Commission is being requested to likewise endorse the conceptual Beach Master Plans, which ultimately will be forwarded to City Council for consideration. Thank you for all of your commitment and efforts on behalf of the City of Manistee.

Sincerely,

CITY OF MANISTEE



Mitchell D. Deisch, City Manager
mdeisch@ci.manistee.mi.us
MDD:cl
Enclosures

City of Manistee



CITY HALL
70 Maple Street

CITY MANAGER

CITY ASSESSOR

BUILDING INSPECTOR

PLANNING, ZONING &
COMMUNITY DEV.

CITY CLERK

CITY TREASURER

WATER BILLING

ADMINISTRATION

CLERK/TREASURER

POLICE DEPARTMENT
70 Maple Street

FIRE DEPARTMENT
201 First Street

PUBLIC WORKS
200 Washington St.

PARKS DEPARTMENT

WATER MAINTENANCE

WASTEWATER PLANT
50 Ninth St.

September 18, 2008

Roger Yoder, Chairman
Manistee City Planning Commission
P. O. Box 358
Manistee, Michigan 49660

Dear Chairman Yoder:

I wanted to take the opportunity to draft the Planning Commission a letter in response to the concern expressed at your last meeting that a Planning Commission representative was not included on the Beach Master Plan Steering Committee.

First off, let me apologize for this oversight. From the start of this project it was of utmost importance to be inclusive of the various service clubs, boards and commissions, citizens at large and area students. I believe this is illustrated by the list of those who served on the committee, which included the Lions, Rotary, Jaycees, City Council, Beautification Committee, Parks Commission, students representing MCC, MAPS, and Casman Academy, as well as several City staff members. Whereas my intent was to be inclusive, clearly it was an oversight to have not asked the Planning Commission for a representative. As the Council appointed planners for the City of Manistee, you should have been involved in the steering committee.

Based upon this recent event, I am going to be working with Community Development Officer Jon Rose to establish a protocol to ensure that when Planning Commission involvement is required that it not be overlooked as it was with the Beach Master Plan Steering Committee.

The next step is to present the Beach Master Plans to the City Parks Commission in October 2008. Once the Parks Commission reviews and endorses the Master Plan, it will be presented again to the Planning Commission for formal review and endorsement to City Council.

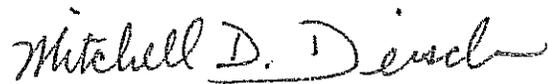


Letter to Planning Commission
Page 2

I look forward to working with the Planning Commission on future projects that will benefit our entire community.

Sincerely,

CITY OF MANISTEE

A handwritten signature in black ink that reads "Mitchell D. Deisch". The signature is written in a cursive style with a horizontal line under the name.

Mitchell D. Deisch, City Manager
mdeisch@ci.manistee.mi.us

MDD:cl

cc. Manistee City Council

CITY OF MANISTEE BEAUTIFICATION COMMITTEE
MINUTES
OCTOBER 29, 2008



A joint meeting of City of Manistee Beautification Committee and the Parks Commission was held on Wednesday, October 29, 2008 at 5:00 p.m. at City Hall, 70 Maple Street, Manistee, Michigan. Meeting was called to order by City Manager Mitch Deisch.

PRESENT: Ron Cowden, Lynne Reinhardt, Wendy Staffeld, and Catherine Zaring

ABSENT: Lacey Krolczyk – Youth Observer, 5 vacancies

ALSO PRESENT: Parks Commission members, Michelle Wright – City Clerk/Deputy Treasurer, City Mitch Deisch – City Manager, Jeff Mikula – City Engineer, and Lions Club members.

NEW BUSINESS.

Beach Master Plan. The Beach Master Plan was developed by a focus group which included representatives from City staff, Beautification Committee, Parks Commission, Non-Motorized Transportation Committee, high school students, Lions Club, Rotary Club, and interested members of the community. It includes the First Street Beach, Fifth Avenue Beach, and Man-Made Lake areas.

Deisch and Mikula gave a powerpoint presentation of the proposed Beach Master Plan. Discussion followed. It was emphasized that this is just a concept, not the final product.

MOTION by Cowden, second by Zaring to endorse the Beach Master Plan. All in favor.

ADJOURN.

MOTION to adjourn by Staffeld. Meeting adjourned at 6:25 p.m.

Next REGULAR meeting will be on Monday, March 9, 2009 at 4:30 p.m. at City Hall – second floor conference room.

Next JOINT meeting with the PARKS COMMISSION will be held on Wednesday, January 28, 2009 at 5:00 p.m. at City Hall – second floor conference room.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michelle Wright".

Michelle Wright CMC/CPFA
City Clerk/Deputy Treasurer
Beautification Committee Staff Liaison

MANISTEE PARKS COMMISSION

MINUTES

Wednesday , October 29, 2008

5:00 P.M.



Members Present: Gary Makinen, Mark Tomaszewski, Lynne Reinhardt, Ben Kubiak

Members Absent: Henry Bergman, John Rozga and Avery Bell (Youth Observer)

Also Present: Kathie Boyle, Gary Niesen, City Clerk Michelle Wright, Ron Cowden, Wendy Staffeld, Kathryn Zaring (members of the Beautification Committee), City Manager Mitch Deisch, City Engineer Jeff Mikula and representatives of the Lions Club.

A joint meeting of the Manistee Parks Commission and the Beautification Committee was held on Wednesday, October 29, 2008 in the Council Room, City Hall. Meeting was called to order by City Manager Mitch Deisch.

OLD BUSINESS

None

NEW BUSINESS

City Manager Mitch Deisch introduced City Engineer Jeff Mikula from Abonmarche who was in attendance to discuss the Beach Master Plan. The Master Plan was developed by a focus group which consisted of several different groups including the Lions Club, high school students, city staff, and other members of the community. A power point presentation was shown by Jeff Mikula., who gave details on First Street Beach, Fifth Avenue and Manmade Lake Projects. After presentation questions from the floor were answered by Mitch and Jeff. We need to remember that this is just a conceptual project and subject to changes.

Motion by Tomaszewski, **second** by Makinen to go forward with the Beach Master Plan.

Motion by Tomaszewski, **second** by Kubiak to adjourn at 6:25.

♦ The Parks Commission report to City Council is November 5, 2008 - everyone is welcomed and encouraged to attend this meeting.

Next meeting date: December 11, 2008 at 5:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathie Boyle".

Kathie Boyle
Recording Secretary

December 4, 2008

City of Manistee Conceptual Beach Master Plan

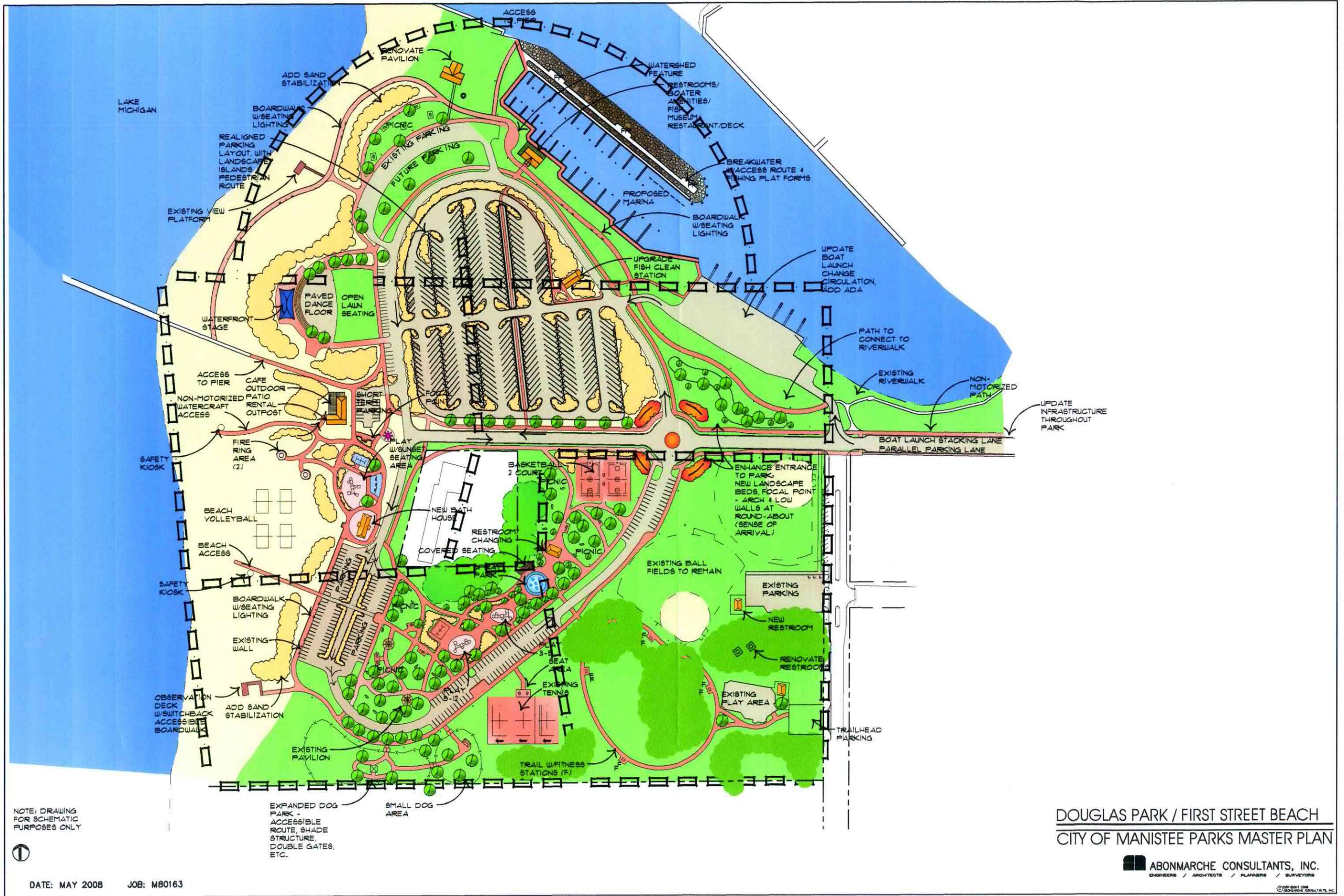
I am unable to attend the Planning Commission meeting tonight. At the meeting tonight Manager Mitch Deisch will present the City of Manistee Conceptual Beach Master Plan. After reviewing the plan I have several concerns. As presented, I would not endorse the Conceptual Beach Master Plan.

My thoughts and concerns are:

- I do like, understand and applaud the desire and effort to upgrade and improve our city beaches...one of the best assets of our town.
- I do like the proposed new traffic pattern. I think it would improve the beach area traffic flow.
- I wonder how all these proposed structures and plantings would be maintained, financially and physically, when as a community we aren't able to maintain, to a quality standard, current beach structures and plantings.
- The total plan, on paper, seems too Disney-like to me. One of the attractions of the beach is the natural elements...any structure at the beach should blend with nature. I would like to see a plan that emphasizes the natural elements.
- Too much lighting. I have a deep concern about the amount of lighting for any structure or place. As a community and planet we need to be very aware of adding to the "light pollution" of our planet! Part of the attraction of the beach at night is to be able to view the night sky and more lighting would block that view even more.
- Developing a children's water park at the "beach" seems redundant.
- I do understand the desire to make the beach available to all...including the disabled. Who would keep the proposed beach sidewalk clear of sand (and how often would it have to be done) so the disabled would be able to use the sidewalk? The current paved walkway/driveway leading out to the south pier is always covered with sand!
- I am disappointed that the Planning Commission wasn't included at the beginning of the beach improvement plan.

Linda S. Albee, member
City of Manistee
Planning Commission





NOTE: DRAWING FOR SCHEMATIC PURPOSES ONLY



DATE: MAY 2008 JOB: M80163

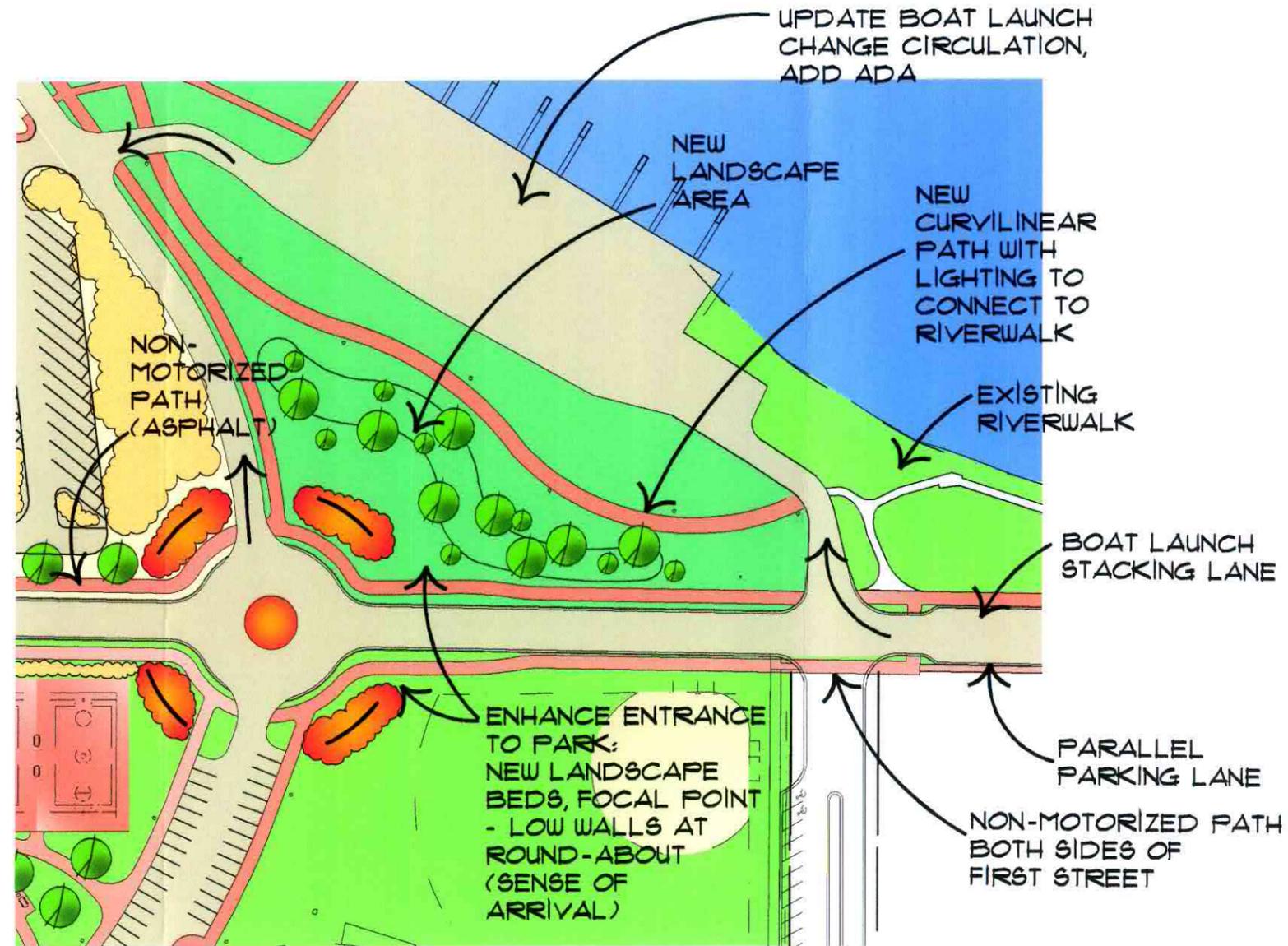
DOUGLAS PARK / FIRST STREET BEACH
CITY OF MANISTEE PARKS MASTER PLAN

ABONMARCHÉ CONSULTANTS, INC.
ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS

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EXAMPLES OF ENTRANCE FEATURES



NOTE: DRAWING FOR SCHEMATIC PURPOSES ONLY

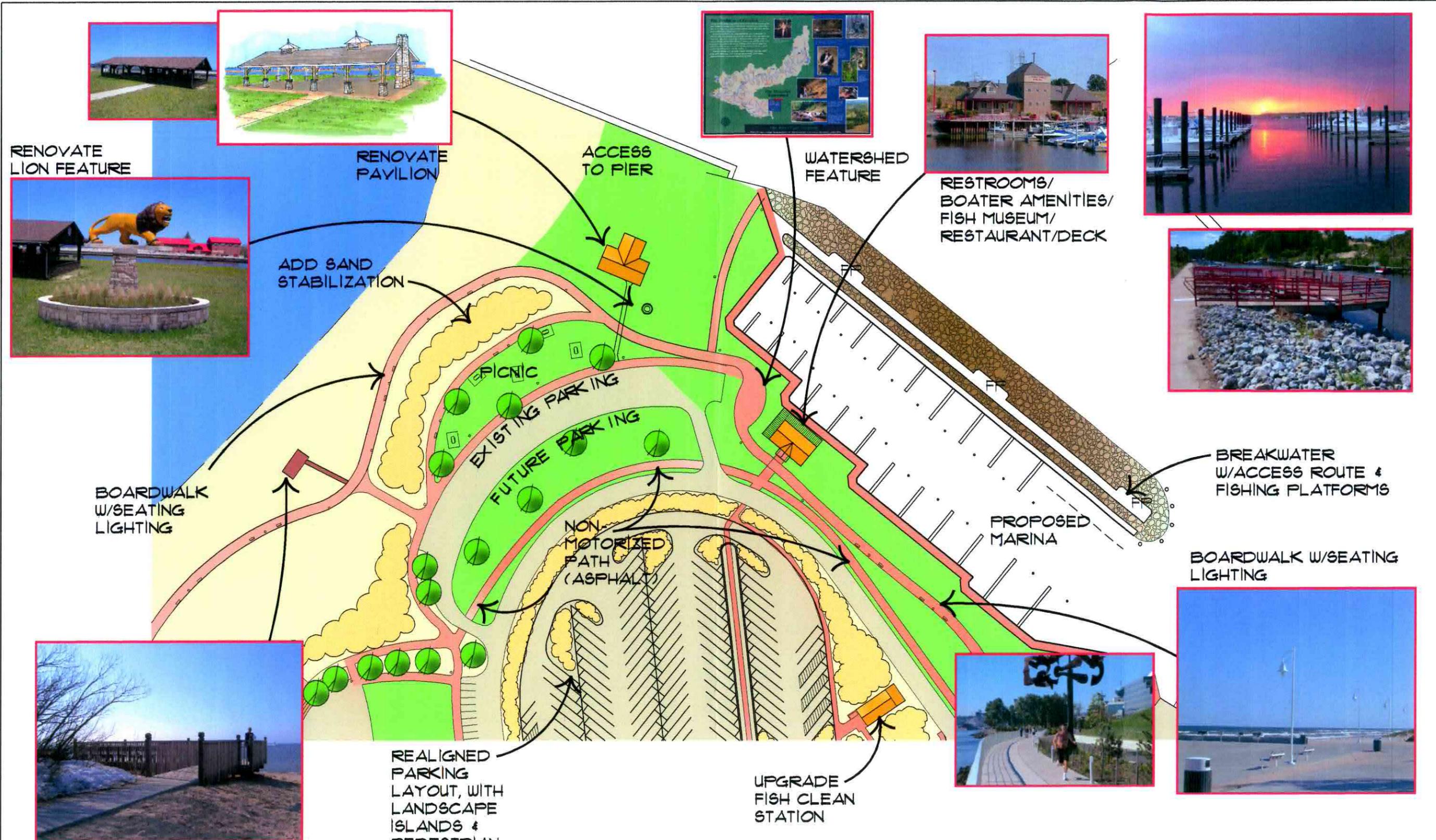


DATE: JULY 2008 JOB: M80163

ENLARGED PLAN - SHEET 1
DOUGLAS PARK / FIRST STREET BEACH
CITY OF MANISTEE PARKS MASTER PLAN



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RENOVATE LION FEATURE

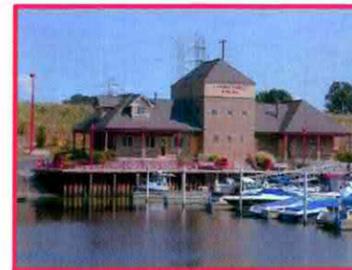


RENOVATE PAVILION

ACCESS TO PIER



WATERSHED FEATURE



RESTROOMS/
BOATER AMENITIES/
FISH MUSEUM/
RESTAURANT/DECK



ADD SAND STABILIZATION

BOARDWALK W/SEATING LIGHTING

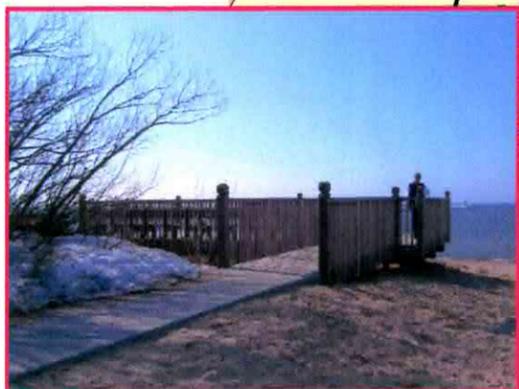
BREAKWATER W/ACCESS ROUTE & FISHING PLATFORMS

PICNIC
EXISTING PARKING
FUTURE PARKING

PROPOSED MARINA

BOARDWALK W/SEATING LIGHTING

NON-MOTORIZED PATH (ASPHALT)



EXISTING VIEW PLATFORM

REALIGNED PARKING LAYOUT, WITH LANDSCAPE ISLANDS & PEDESTRIAN ROUTE

UPGRADE FISH CLEAN STATION



NOTE: DRAWING FOR SCHEMATIC PURPOSES ONLY

DATE: JULY 2008 JOB: M80163

ENLARGED PLAN - SHEET 2
DOUGLAS PARK / FIRST STREET BEACH
CITY OF MANISTEE PARKS MASTER PLAN





EXAMPLES OF WATERFRONT STAGE AREA



EXAMPLES OF FIRE RING AREA



FOCAL POINT



EXAMPLES OF PLAY AREA W/SUNSET SEATING



NOTE: DRAWING FOR SCHEMATIC PURPOSES ONLY.



DATE: JULY 2008 JOB: M80163

ENLARGED PLAN - SHEET 3
DOUGLAS PARK / FIRST STREET BEACH
CITY OF MANISTEE PARKS MASTER PLAN



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EXAMPLES OF PICNIC SHELTERS



RESTROOM/CHANGING

NON-MOTORIZED PATH

EXAMPLES OF PLAY AREA 2-5



SEAT AREA

EXISTING TENNIS

EXISTING WALL



BOARDWALK W/SEATING LIGHTING

OBSERVATION DECK W/SWITCHBACK ACCESSIBLE BOARDWALK



ADD SAND STABILIZATION

EXISTING PAVILION

EXPANDED DOG PARK - ACCESSIBLE ROUTE, SHADE STRUCTURE, DOUBLE GATES, ETC.

SMALL DOG AREA



EXAMPLES DOG PARK AMENITIES



NOTE: DRAWING FOR SCHEMATIC PURPOSES ONLY

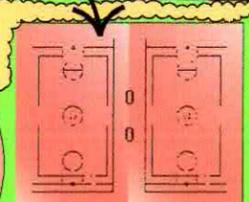
ENLARGED PLAN - SHEET 4
DOUGLAS PARK / FIRST STREET BEACH
CITY OF MANISTEE PARKS MASTER PLAN



RESTROOM/CHANGING



BASKETBALL
2 COURT



PICNIC

PICNIC

EXISTING BALL
FIELDS TO REMAIN

EXISTING
PARKING

NEW
RESTROOMS

RENOVATE
RESTROOMS

EXISTING
PLAY AREA

TRAIL W/FITNESS
STATIONS (F)

TRAILHEAD
PARKING

EXAMPLE OF
RESTROOMS



EXAMPLE OF
COVERED SEATING



NEW SHADE
STRUCTURE &
SEATING AREA



EXAMPLES SPLASH/
PLAY AREA



EXAMPLES
OF
FITNESS
EQUIPMENT



NOTE: DRAWING
FOR SCHEMATIC
PURPOSES ONLY

ENLARGED PLAN - SHEET 5

CITY OF MANISTEE PARKS MASTER PLAN





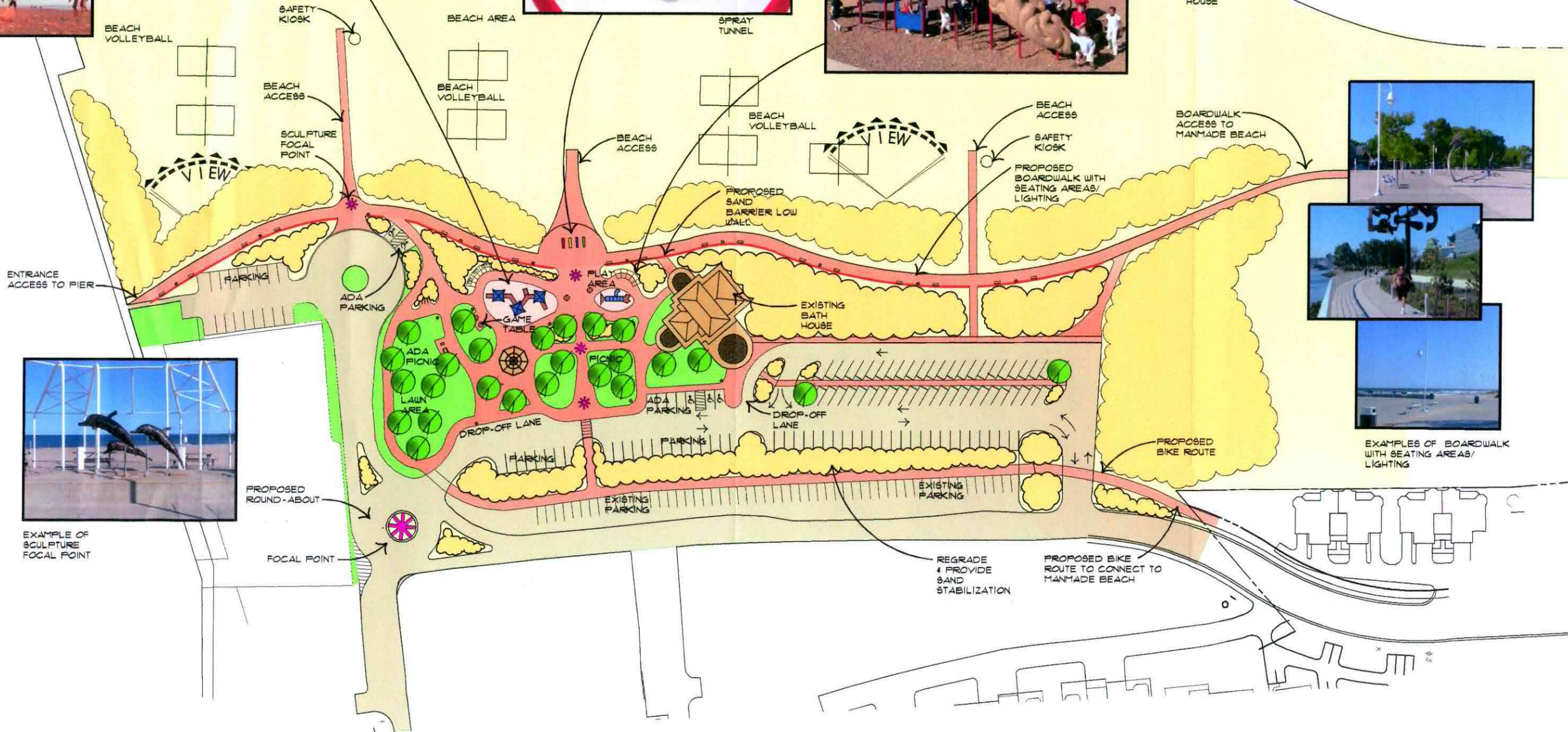
EXAMPLES OF SHADE COVERED PLAY AREA 5-12

EXAMPLE OF PLAY AREA 2-5 AND SEATING AREA

EXISTING BATH HOUSE

EXAMPLE OF SCULPTURE FOCAL POINT

EXAMPLES OF BOARDWALK WITH SEATING AREAS/LIGHTING



DATE: JUNE 2008 JOB: M80163

FIFTH AVENUE BEACH PARK
CITY OF MANISTEE PARKS MASTER PLAN



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FITCHER'S THISTLE OVERLOOK AREA

EXAMPLES OF PAVILION PICNIC SHELTER & RESTROOMS

EXAMPLES OF ACCESSIBLE FISHING PLATFORMS



DATE: JULY 2008 JOB: M80163

MANMADE LAKE
CITY OF MANISTEE PARKS MASTER PLAN



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