

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, August 3, 2017
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 August 3, 2017 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the July 6, 2017 meeting Minutes.

V Public Hearing

VI Public Comment on Agenda Related items

VII New Business

US 31 Corridor Plan Presentation/Public Input

County Planner Rob Carson will give a presentation on the US 31 Corridor Plan. The County Planning Department and Alliance for Economic Success have been working to develop a unified plan for how to best guide development, redevelopment and rural scenic preservation along the US 31 Corridor in Manistee County.

DDA Presentation – North Corridor Concept plans

Tyler Leppanen, DDA Director will give a presentation on a concept for the North Corridor that the DDA had prepared.

VIII Old Business

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff Reports

At this time the Chair will ask Staff for their report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment



Memorandum

To: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Director

DATE: July 26, 2017

RE: August 3, 2017 Planning Commission Meeting

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, the next meeting of the Planning Commission will be on Thursday, August 3, 2017. We have the following items on the agenda:

NEW BUSINESS:

US 31 Corridor Plan Presentation/Public Input - County Planner Rob Carson will give a presentation on the US 31 Corridor Plan. The County Planning Department and Alliance for Economic Success have been working to develop a unified plan for how to best guide development, redevelopment and rural scenic preservation along the US 31 Corridor in Manistee County.

Commissioners will receive a draft of the plan at the meeting and a copy will be posted on the City Web page after the meeting to allow additional public comment before the plan is presented to City Council.

DDA Presentation – North Corridor Concept plans - Tyler Leppanen, DDA Director will give a presentation on a concept for the North Corridor that the DDA had prepared.

If you are unable to attend the meeting, please leave a message at 398.2805.

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 6, 2017

A meeting of the Manistee City Planning Commission was held on Thursday, July 6, 2017 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Wittlieff

ROLL CALL

Members Present: Ray Fortier, Marlene McBride, Bob Slawinski, Mark Wittlieff, Roger Yoder

Members Absent: Maureen Barry (excused), Aaron Bennett (excused)

Others: Jim Sibley (Manistee Golf and Country Club), Joe Hayes (Mini Self-Storage Cypress and Twelfth Street), Lynda Beaton, 256 Hughes Street, Denise Blakeslee (Planning & Zoning Director) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Bob Slawinski that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Slawinski, Yoder Fortier, McBride, Wittlieff
No: None

APPROVAL OF MINUTES

Motion by Roger Yoder, seconded by Bob Slawinski that the minutes of the June 1, 2017 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Yoder, Fortier, Slawinski, McBride, Wittlieff
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2017-10 – Manistee Golf Country Club II, 500 Cherry Street – Parcel Split

A request has been received from Manistee Golf and Country Club, 500 Cherry Street for a Parcel Split to sell surplus land for potential building sites.

Discussion on request included that the property is located in the High Risk Erosion area, permits will be needed from DEQ for development, access by an easement, and topography of the property.

MOTION by Ray Fortier, seconded by Marlene McBride that the Planning Commission recommend to City Council to approve the request from Manistee Golf and Country Club II, for a parcel split to sell surplus land for potential building sites as submitted with application PC-2017-10.

With a Roll Call vote this motion passed 5 to 0.

Yes: McBride, Slawinski, Fortier, Yoder, Wittlieff

No: None

Joe Hayes – Mini/Self-Storage Facility

On February 2, 2017 the Planning Commission approved a request from Joe Hayes for a Mini/Self-Storage Facility. A condition was placed on the permit that "A gate with a keypad is required to be installed before the facility opens. The key pad will provide a code for customers to access their units only during hours of operation. The Police and Fire Department will be provided an override that allows the gate to be opened in the event of an emergency." Mr. Hayes is asking to be allowed to begin renting units until the gate can be installed.

Mr. Hayes was available to answer questions and spoke of the interest expressed to rent the units but he understood the condition that was placed on the permit. The Commission discussed the concerns that were expressed during the public hearing.

MOTION by Roger Yoder, seconded by Bob Slawinski to deny the request from Joe Hayes to allow the rental of units for first building of his Mini/Self-Storage Facility.

With a Roll Call vote this motion passed 4 to 0.

Yes: McBride, Slawinski, Fortier, Yoder,

No: Wittlieff

Vacant City Owned Property

Staff has compiled a list of vacant city owned property for determination by the Planning Commission if the property should be offered for sale. Staff reviewed the properties with the Commissioner's and answered questions. One properties have been identified the City Assessor will be asked to determine values for the properties.

MOTION by Bob Slawinski, seconded by Roger Yoder that the Planning Commission had determined the following city owned property should be offered for sale.

Parcel #51-146-707-12 ½ lot located behind 180 Quincy Street access from undeveloped street
Parcel #51-155-006-00 Current site of Recycling Center/split into two parcels sell vacant property
Parcel #51-211-105-01 Accessed from Sixth Avenue frontage on Manistee River Channel
Parcel #51-260-703-15 Buildable Lot on Monroe Street
Parcel #51-260-703-17 Buildable Lot on Monroe Street
Parcel #51-349-712-02 ½ lot behind 449 First Street (retaining wall encroaches into parcel)
Parcel #51-364-712-01 Non-Conforming Parcel East of 501 Second Street
Parcel #51-448-731-10 Parking Area in front of 298, 300, 302 and 304 River Street
Parcel #51-612-373-15 Buildable Lot West of 274 Ninth Street
Parcel #51-764-711-01 Lot with no street access East of 1507 Vine Street

With a Roll Call vote this motion passed 5 to 0.

Yes: McBride, Slawinski, Fortier, Yoder, Wittlieff
No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Lynda Beaton, 256 Hughes Street – Boat slips are for sale at Harbor Village that allows the owner use of their facilities that could be noted when marketing the properties on Monroe Street.

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Recorded Webinars have been purchased that members can use to maintain the Citizen Planner Certification.

The next regular meeting of the Planning Commission will be held on Thursday, August 3, 2017

ADJOURNMENT

Motion by Ray Fortier, seconded by Marlene McBride that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:10 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

DRAFT