

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 1, 2018

A meeting of the Manistee City Planning Commission was held on Thursday, March 1, 2018 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Wittlieff. The two vacancies on the Commission have been filled. The commission welcomed new member Michael Szymanski and will welcome member Rochelle Thomas at the April meeting.

ROLL CALL

Members Present: Maureen Barry, Marlene McBride, Michael Szymanski, Bob Slawinski, Mark Wittlieff, Roger Yoder

Members Absent: Rochelle Thomas (excused)

Others: Kit Potter (Pastor of the Tabernacle), Mike Tillotson (86 Hancock Street), Lynda Beaton (256 Hughes Street), Denise Blakeslee (Planning & Zoning Director), Kelly McColl (Recording Secretary) and others

APPROVAL OF AGENDA

Motion by Roger Yoder, seconded by Maureen Barry that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Slawinski, Yoder, Szymanski, McBride, Wittlieff
No: None

APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Bob Slawinski that the minutes of the February 1, 2018 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Yoder, Szymanski, Barry, Slawinski, McBride, Wittlieff
No: None

PUBLIC HEARING

Chair Wittlieff opened the Public Hearing at 7:02 pm

PC-2018-01 The Tabernacle, 77 Hancock Street & Vacant property– Special Use Permit Mixed Use Development. A request has been received from The Tabernacle who have purchased the building at 77 Hancock Street and have a purchase agreement for the Vacant property NE corner of Hancock and First Street south of 77 Hancock Street for a Special Use Permit for a Mixed Use Development that includes Large Place of Public Assembly with a commercial kitchen (Eating and Drinking Establishment) and Retail Business.

Kit Potter – began by thanking Denise Blakeslee for her hard work she has put in helping the Tabernacle prepare for this project. “She is the right person for the job.” The mockups for the project were reviewed and he explained that they have every intention to honoring those plans, as long as they meet current codes in Manistee. He highlighted the growth they’ve experienced in Buckley and are confident the 77 Hancock St location will allow them the space to grow in Manistee. They hold 3 services on weekends at the Buckley location, totaling up to 785. 50 people have already committed to the Manistee location and they are expecting 100-120 total in the beginning.

He then continued the presentation showing their current location in Buckley and their programs there. These include Freedom Builders (Construction based non-profit ministry), Tabernacle Food Pantry, Firehouse Youth Center, TAB Kids, TAB Missions (sister church in Haiti), and various community events. They would like to provide and/or partner with existing organizations already providing community programs in Manistee (ie Armory Youth Project). The Tabernacle has already begun to invest it’s time and resources in Manistee through sponsorships for Sleighbell Weekend 2017, partnership with Love INC (Concert to benefit Love INC at the Ramsdell), and a baptism service and 5th Avenue Beach.

Plans for the Manistee location include adequate of street parking (following all code), 3rd Space Café, and safety check in area for kids programming. Phase I of the project includes sanctuary space for 120 attendees and the goal is to revitalize the old garment factory building. Phase II (seating for 365) and III include expansion.

Denise Blakeslee, Planning and Zoning Director – Spoke of the noticing requirements for the public hearing; property is located in the R-3 High Density Residential Zoning District; request requires key street frontage – First Street is a Key Street; the existing site plan has two properties; ask that if approved the properties be combined into one parcel on the tax roll; applicant submitted updated site plan that addressed all the outstanding zoning items except for parking; parking exceeds the amount allowed for phase I but meets the requirements for phase II; Plans are reviewed by the City Engineer, DPW Director and Public Safety (Fire Dept.); some items are outstanding; Fire Department review cannot be completed until next week due to vacation. If the commission wishes to approve the request staff requests the following conditions be placed on the permit.

- 1. *The Applicant shall request to combine both parcels 51-448-732-10 & 51-448-729-11 into one parcel.***
- 2. *Any concerns or outstanding items relating to the site plan by the City Engineer, DPW Director or Public Safety shall be address before the Special Use Permit can be issued and an updated set of plans be provided for the files.***

The following correspondence was received (attached):

- Letter of support, Mike Tillotson 86 Hancock Street

- Letter of support, Michael R. Wood, owner of warehouse on corner of Hancock and Lake Streets

Chair Wittlieff opened the hearing for public comments.

Mike Tillotson, 86 Hancock St. – he spoke in favor of the project. He asked how big the sanctuary would be as compared to 1st Baptist Church in Manistee (250 vs. 365). Spoke positively of the neighborhood.

Lynda Beaton, 256 Hughes St. – she said she thought they had great plans and was hoping for a thumbs up from the commission.

There being no additional comments from the public in attendance, Chair Wittlieff closed the public hearing at 7:47pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2018-01 The Tabernacle, 77 Hancock Street & Vacant property– Special Use Permit Mixed Use Development

A public hearing was held earlier in response to the request from The Tabernacle who have purchased the building at 77 Hancock Street and have a purchase agreement for the Vacant property NE corner of Hancock and First Street south of 77 Hancock Street for a Special Use Permit for a Mixed Use Development that includes Large Place of Public Assembly with a commercial kitchen (Eating and Drinking Establishment) and Retail Business.

MOTION by Maureen Barry, seconded by Michael Szymanski to adopt a resolution to approve with conditions the request from The Tabernacle for a Special Use Permit for a Mixed Use Development that includes Large Place of Public Assembly with a commercial kitchen (Eating and Drinking Establishment) and Retail Business at 77 Hancock Street and parcel #51-448-729-11 (Vacant lot NE corner of Hancock and First Street). With the following conditions:

- 1. The Applicant shall request to combine both parcels 51-448-732-10 & 51-448-729-11 into one parcel.***
- 2. Any concerns or outstanding items relating to the site plan by the City Engineer, DPW Director or Public Safety shall be address before the Special Use Permit can be issued and an updated set of plans be provided for the files.***
- 3. Waive parking requirements for Phase I and allow Phase II parking to be completed.***

With a Roll Call vote this motion passed 6 to 0.

Yes: McBride, Slawinski, Szymanski, Barry, Yoder, Wittlieff
No: None

Resolution – Ray Fortier

Ray Fortier served on the Planning Commission for over twenty years and as the Planning Commission Representative on the Zoning Board of Appeals for fourteen years. Mr. Fortier recently resigned from the Planning Commission. The Planning Commission wanted to recognize Mr. Fortier for his service on the commission and to the community.

MOTION by Roger Yoder, seconded by Bob Slawinski to adopt a resolution acknowledging Mr. Fortier for his service on the Commission and thanking him for his dedication to the commission and community.

With a Roll Call vote this motion passed 6 to 0.

Yes: Yoder, McBride, Slawinski, Szymanski, Barry, Wittlieff
No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Director – Commissioners received copies to update their Zoning Ordinances.

MEMBERS DISCUSSION

None

The next regular meeting of the Planning Commission will be held on Thursday, April 5, 2018.

ADJOURNMENT

Motion by Roger Yoder, seconded by Marlene McBride that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:55 pm.

MANISTEE PLANNING COMMISSION

Kelly McColl, Recording Secretary



70 Maple Street, Manistee, MI 49660

www.mansiteemi.gov

CITY HALL
70 Maple Street

City Manager
231.398.2801

City Assessor
231.398.2802

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 231.398.2012

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 Street
231.723.1553

February 7, 2018

To Whom It May Concern:

The Michigan Zoning Enabling Act requires that Property Owners and Occupants within 300 feet of a Special Use Permit application be noticed by first class mail. This letter shall serve as your notice that City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

APPLICANT: The Tabernacle
P.O. Box 147
Buckley, MI 49620

LOCATION
OF REQUEST: Parcel #51-448-732-10 – 77 Hancock Street
Parcel #51-448-729-11 – Vacant property NE corner of Hancock and First Street south of 77 Hancock Street

ACTION
REQUESTED: Special Use Permit for Mixed Use Development that includes Large Place of Public Assembly with a commercial kitchen (Eating and Drinking Establishment) and Retail Business

DATE/TIME
OF HEARING: Thursday, March 1, 2018 at 7:00 p.m.

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning & Zoning Director, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is available for review on the City of Manistee Web Page www.manisteemi.gov or at City Hall.

Sincerely,

CITY OF MANISTEE

Denise J. Blakeslee
Planning & Zoning Director

*I SUPPORT The Tabernacle
Denise Blakeslee PB November*

Michael R. Wood
10130 N. Centerline Road
Bitely, Michigan 49309
231.745.3236 • Fax 231.745.8736
250 1524



2-20-18

Ms. Denise J. Blakeslee
Planning and Zoning Director

Subject: Special Use Permit for The Tabernacle -
Parcels 51-448-732-10 and 51-448-729-11

As the owner of Parcel 51-448-733-01, warehouse
at the corner of Hancock (20) and Lake Streets,
the wood family does not object to the
requested Special Use Permits.

We would however request that on-street
parking be eliminated on the east side
(Manistee Lake side) of Hancock from First
Street north to Lake Street to minimize
traffic congestion.

Thank you for your notice and consideration
of our request.

Sincerely,
Michael R. Wood
for the wood family