

# CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

July 12, 2018

A meeting of the Manistee City Planning Commission was held on Thursday, July 12, 2018 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: Marlene McBride, Bob Slawinski, Michael Szymanski, Rochelle Thomas, Mark Wittlieff

Members Absent: Maureen Barry (excused), Roger Yoder

Others: Tyler Leppanen (Executive and Economic Development Director Manistee Downtown Development Authority), Denise Blakeslee (Planning & Zoning Director), Kelly McColl and others

### APPROVAL OF AGENDA

Motion by Bob Slawinski, seconded by Rochelle Thomas that the agenda be approved as prepared.

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

Yes: Thomas, Slawinski, Szymanski, McBride, Wittlieff  
No: None

### APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Bob Slawinski that the minutes of the June 7, 2018 Planning Commission Meeting be approved as prepared.

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

Yes: Thomas, Szymanski, Slawinski, McBride, Wittlieff  
No: None

### PUBLIC HEARING

Chair Wittlieff opened the Public Hearing at 7:05 pm

**PC-2018-08 - Downtown Development Authority, Zoning Ordinance Amendment Z18-07 - to Amend Article 3: Districts Dimensional Standards Uses Table and Zoning Map and Article 15: C-3 Central Business District**

A request has been received from the Downtown Development Authority for Zoning Ordinance Amendment Z18-07 that would amend Article 3: Districts Dimensional Standards Uses Table and Zoning Map and Article 15: C-3 Central Business District by:

- ADDING Animal Grooming, Day Care Commercial, Day Care Group, Dwelling Accessory, Educational Facility, Tattoo Parlor and Veterinary Clinic as a use by right in C-3
- ADDING Motel as a Special Use (on a key street segment) in C-3;
- CHANGING Duplex, Laundry and Dry-Cleaning, Parking Facility, Public from a Special Use to a use by right in C-3;
- CHANGING Sports and Recreation Club from a Special Use (on a key street segment) to a use by right in C-3

**Tyler Leppanen, Executive and Economic Development Director Manistee Downtown Development Authority** – Mr. Leppanen gave the commission background information on the request. DDA Board compared the business regulations of downtown Manistee to 8 other similar communities.

**Denise Blakeslee, Planning and Zoning Director** – Ms. Blakeslee reviewed the proposed changes with the commissioners and answered questions.

Chair Wittlieff opened the hearing for public comments.  
None

Chair Wittlieff asked if any correspondence had been received in response to the request.  
None

There being no additional comments from the public in attendance, Chair Wittlieff closed the public hearing at 7:18 pm.

**PUBLIC COMMENT ON AGENDA RELATED ITEMS**

Chair Wittlieff asked if anyone in attendance had any comments on Agenda Related Items.  
None

**NEW BUSINESS**

**PC-2018-08 - Downtown Development Authority, Zoning Ordinance Amendment Z18-07 - to Amend Article 3: Districts Dimensional Standards Uses Table and Zoning Map and Article 15: C-3 Central Business District**

A public hearing was held earlier in response to a request from the Downtown Development Authority

for a Zoning Ordinance Amendment Z18-07 - to Amend Article 3: Districts Dimensional Standards Uses Table and Zoning Map and Article 15: C-3 Central Business District.

MOTION by Michael Szymanski , seconded by Rochelle Thomas that the Planning Commission could take action to approve/deny the request from the Downtown Development Authority for a Zoning Ordinance Amendment Z18-07 - to Amend Article 3: Districts Dimensional Standards Uses Table and Zoning Map and Article 15: C-3 Central Business District.

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

Yes: McBride, Slawinski, Szymanski, Thomas, Wittlieff  
No: None

#### **OLD BUSINESS**

None

#### **PUBLIC COMMENTS AND COMMUNICATIONS**

None

#### **CORRESPONDENCE**

None

#### **STAFF REPORTS**

##### **Denise Blakeslee, Planning & Zoning Director –**

Denise announced her retirement, set for August 31, 2018.

She reminded the members that Chair Wittlieff would be giving their annual report presentation to City Council on Wednesday, August 8.

#### **MEMBERS DISCUSSION**

Commissioner Szymanski thanked Denise.

The next regular meeting of the Planning Commission will be held on Thursday, August 2, 2018.

#### **ADJOURNMENT**

Motion by Bob Slawinski, seconded by Michael Szymanski that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:26 pm.

MANISTEE PLANNING COMMISSION

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Kelly McColl, Recording Secretary