

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 3, 2012

A meeting of the Manistee City Planning Commission was held on Thursday, May 3, 2012 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7 pm by Chair Yoder

Roll Call:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene McBride, Roger Yoder

Members Absent: Nathaniel Neider,

Others: Sandie Holcombe (Parkdale Block & Building Supply), Tom Morrison (156 Harrison Street), Brad Kolk (Lake Welding), Sam Miller (property owner – 174 Cleveland Street), Jon R. Rose (Community Development Director), Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Linda Albee that the agenda be approved as prepared.

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

Yes: Albee, Crockett, Dean, Fortier, McBride, Yoder

No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Bill Dean that the minutes of the April 5, 2012 Planning Commission Meeting be approved as prepared.

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

Yes: Dean, Fortier, Albee, Crockett, McBride, Yoder

No: None

Commissioners Barry and Gustad entered the meeting at 7:03 pm

PUBLIC HEARING

PC-2012-03 – Parkdale Block & Building Supply, 174 Cleveland Street – Outdoor Sales Facility Special Use Permit

A request has been received from Parkdale Block and Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street.

Chair Yoder opened the Public Hearing at 7:04 pm

Sandie Holcombe, Parkdale Block & Building Supply presented the case to the Planning Commission. They plan to relocate their business from the property on M-55 to 174 Cleveland Street. This will be a concrete landscape yard; their **times items** are out of concrete and they will not create debris; they will fix and install fencing; their hours are 8am – 4 pm; only open 1 - 2 days a week in the winter; little noise; little traffic; no change to lighting; signage will meet the requirements of the ordinance; they are leasing the property for one year to see how the location works; their semi's will enter off Van Buren and exit on Cleveland, right turn only; Customers will use the Van Buren Entrance to enter and exit

Jon Rose, Community Development Director - Review of the application shows that the requirements of Section 1864 Outdoor Sales Facility have been addressed. Since the application did not state that they were limiting the height of items displayed to 35 feet we added that as a condition.

Section 514 Parking does not address the number of Parking Spaces required for an Outdoor Sales Facility. We have determined that 4 spaces would be adequate for the proposed use. The applicant has provided 6 spaces. The Planning Commission will need to concur with the determination.

Chair Yoder opened the hearing for public comments

Tom Morrison, 156 Harrison Street – Mr. Morrison's property abuts the property; he asked what type of material was going to be used for fencing; what height the fence was going to be; the fence on Van Buren is 9 feet high and he would like a fence that height.

Jon Rose, Community Development Director – The ordinance limits the height of the fence to 6 feet.

Sandie Holcombe – They will use a product that they sell called Redi Rock, they are large decorative blocks as shown in the application; they will be freestanding and some will be finished on both sides; some will be finished on one side, they will provide a solid fence and

also act as a display for the product. In the event they move they can be picked up and taken with them.

Brad Kolk, Lake Welding – their business is located across the street and they welcome any business on the street. Parkdale Block's business would complement the area and their hours are during the day. Currently there is a problem with people walking through the property because it is vacant. The fence will eliminate this problem and be a good addition to the neighborhood.

Sam Miller, owner of property at 174 Cleveland Street – Mr. Miller noted that the fence that was there was removed because it was in disrepair and the metal posts remain. Mrs. Holcombe's fence would be very nice and an asset to the property as well as the adjoining property.

Chair Yoder read two letters that had been received in response to the request.

A letter of support signed by Mike Cox – 159 Van Buren, Bradley Kolk (Manager), Lake Welding Supply – 150 Van Buren, Tammy Lock 184 Cleveland Street.

A letter was received from Thomas F. Opalka, 166 Van Buren Street in support of the request.

There were no more additional comments; the Public Hearing was closed at 7:16 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Chair Yoder asked if anyone in attendance had any comments on Agenda Related Items.

None

NEW BUSINESS

PC-2012-03 Parkdale Block & Building Supply, 174 Cleveland Street – Outdoor Sales Facility Special Use Permit

Earlier in the evening a Public Hearing was held in response to a request from Parkdale Block and Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street.

MOTION by Ray Fortier, seconded by Linda Albee that the Planning Commission adopt a Resolution to Approve or a Resolution to Deny the request from Parkdale Block & Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street as submitted with Application PC-2012-03.

With the Condition:

1. No item or items displayed outdoors shall be greater than thirty-five (35) feet in height.
2. The Planning Commission concurs with the Zoning Administrators determination that 4 parking spaces are adequate for the proposed use

With a Roll Call vote this motion passed 8 to 0.

Yes: Gustad, McBride, Dean, Fortier, Albee, Barry, Crockett, Yoder
No: None

PC-2012-04 River Parc Place LLC – Transfer Special Use Permit for Dwelling, Multiple Unit

In 2005 a Special Use Permit was issued to C. Gerry Seyferth for the development of a ten unit condominium project known as River Parc Place on Washington Street next to the Maple Street Bridge. Prior to completion of the project the property reverted back to the bank. The property has been purchased by River Parc Place LLC. Before they can get a building permit and resume work on the property the Special Use Permit needs to be transferred to River Parc Place LLC.

There were two conditions placed on the Special Use Permit:

1. A bike rack will be installed on the property
2. A 15 foot wide easement along the south edge of the property be granted to the City of Manistee for a Riverwalk.

On April 17, 2012 City Council accepted a Permanent Easement Agreement that meets the requirement of the Special Use Permit.

The request is now going before the Commission to consider the transfer of the Special Use Permit. The Commission discussed the condition of the property and if the owner was going to resume work. Without the transfer of the Special Use Permit staff cannot issue ~~and~~ any Building Permits or enforce the Development Agreement for the property.

MOTION by Linda Albee, seconded by Dave Crockett to approve the transfer of the Special use Permit issued to C. Gerry Seyferth on June 21, 2005 for Dwelling, Multiple Unit to River Parc Place LLC.

With a Roll Call vote this motion passed 8 to 0.

Yes: Crockett, Gustad, McBride, Dean, Fortier, Albee, Barry, Yoder
No: None

OLD BUSINESS

Ordinance Amendments

The Planning Commission has been discussion possible Ordinance Amendments relating to Parking Standards and Sidewalks.

At the April Worksession staff and the Commissioners discussed amendments to Section 514 of the Ordinance. The Commissioners were sent a copy of draft language for discussion. Staff reviewed the proposed Amendment and with the correction of a clerical error determines it was ready for a public hearing.

MOTION by Linda Albee, seconded by Eric Gustad that a Public Hearing be scheduled for the June 14, 2012 Planning Commission Meeting to allow Public Comments on the proposed amendment to Section 514 of the City of Manistee Zoning Ordinance.

With a Roll Call vote this motion passed 8 to 0.

Yes: Dean, Fortier, Albee, Barry, Crockett, Gustad, McBride, Yoder
No: None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Commissioners received copies of the Fourth Annual Healthy Active Community Event (H.A.M. it Up!) scheduled for May 19th through May 25th.

STAFF/SUB-COMMITTEE REPORTS

Jon Rose, Community Development Director – Next Tuesday City Council will discuss the proposed Zoning Amendment staff prepared that would create a new zoning district for the peninsula. The amendment uses the recommendations from the Commission. A Complete Streets Ordinance has been drafted by staff and will be going before Council. This is a Codified Ordinance and does not require Planning Commission review.

MEMBERS DISCUSSION

Commissioner Albee spoke of the meeting that the League of Women's Voters will hold next week regarding redistricting. All Commissioners were invited.

Commissioner Crockett asked if the Commission was going to review the Site Plan for the Beach House.

Commissioner Barry inquired about the new retaining wall on First Street.

The Planning Commission will hold a Worksession on May 17, 2012

The next regular meeting of the Planning Commission will be held on Thursday, June 14, 2012 (changed to due staff training)

ADJOURNMENT

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

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary