

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

SPECIAL MEETING MINUTES

May 17, 2012

A Special Meeting of the Manistee City Planning Commission was held on Thursday, May 17, 2012 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

Roll Call:

Members Present: Linda Albee, David Crockett, Bill Dean, Ray Fortier, Eric Gustad, Roger Yoder

Members Absent: Maureen, Barry (excused), Marlene McBride (excused), vacancy

Others: Jeff Mikula (Abonmarche), 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, Gustad, Yoder

No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Linda Albee that the minutes of the May 3, 2012 Planning Commission Meeting be approved as corrected as follows:

(page 2) **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;

(page 4) Without the transfer of the Special Use Permit staff cannot issue ~~and~~ any Building Permits or enforce the Development Agreement for the property.

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

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

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2012-05 Fish Cleaning Station, Douglas Park/First Street Beach – Site Plan Review

A request has been received from the City of Manistee for Site Plan Review for the new Fish Cleaning Station at Douglas Park/First Street Beach. The City's current Fish Cleaning Station will remain operational until the new facility is operational. The new facility will be south of the existing and will include restrooms.

Jeff Mikula, Abonmarche – Mr. Mikula spoke to the commission about grant funding; concept plan for the area; design; layout of facility; fish entrails will be frozen/two freezers (one to be available at all times/second during peak times); facility is Universally Accessible (two tables – UA/six regular); if bids come in under will enlarge the restrooms.

Jon Rose, Community Development Director – Site plan meets the requirements of the Ordinance.

Commissioner Discussion included use of Energy Efficient Design, timing of Applications/Date on Signature Line.

Jeff Mikula, Abonmarche – spoke of using sensors for the light and how the building was placed to utilize natural lighting; the building is not heated; small hot water heater; using the second freezer during peak times only.

Jon Rose Community Development Director – Site Plan meets the requirements of the ordinance. Staff has been working on the review for the project for several weeks.

Denise Blakeslee, Planning & Zoning – The Site Plan only required review by the Site Plan Review Committee (18 hours' notice). Staff called Chairman Yoder to ask that the Worksession be changed to a Special Meeting so the entire Commission had the opportunity to review the plan.

MOTION by Ray Fortier, seconded by Eric Gustad that the site plan for the new Fish Cleaning Station at Douglas Park/First Street Beach be approved as submitted.

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

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

PC-2012-06 Beach Pavilion, Douglas Park/First Street Beach – Site Plan Review

A request has been received from the City of Manistee for Site Plan Review for the new Beach Pavilion at Douglas Park/First Street Beach. City Council approved the location at their meeting on May 8, 2012.

Jeff Mikula, Abonmarche – reviewed the plan with the Commission; spoke about grant funding; the demolition of the old bathhouse; proposed building is larger than the old; spoke of the relocation of the building that City Council approved on May 8th; access and layout of the building; open air design; Committee who assisted with the design; concession area; restrooms; outside showers/foot shower; charging station with fixed counter as suggested by students; Wi-Fi.

Commissioner Albee spoke of the need to be energy efficient with all new facilities.

Commissioner Crockett – asked why not construct it during the off season; the structure blocks the view; the building is too tall and too large; should be relocated; sited Section 2205 of the ordinance.

Jon Rose, Community Development Director – spoke of the need to keep the project within the budget while still providing a great facility; he was in charge of the Committee who assisted with the design; Chair Yoder was invited to sit on the Committee but was unable to attend; the request meets the requirements of the Ordinance.

MOTION by Ray Fortier, seconded by Eric Gustad that the site plan for the new Beach Pavilion at Douglas Park/First Street Beach be approved as submitted.

With a Roll Call vote this motion passed 5 to 0 1.

Yes: Gustad, Dean, Fortier, Albee, Yoder
No: Crockett

OLD BUSINESS

Zoning Amendments

Denise Blakeslee, Planning & Zoning – spoke to the commission about some minor changes to Section 514 that were recommended by the City Attorney.

The Commission directed Ms. Blakeslee to schedule the public hearing.

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Jon Rose, Community Development Director – spoke to the Commission about two Ordinance Amendments that have had their first reading by Council Z12-01 (F.K.A. Z10-05) and the Complete Streets Ordinance (Codified Ordinance).

MEMBERS DISCUSSION

Commissioner Gustad – reminded the Commission that Tight Lines for Troops is this Saturday.

Chair Yoder – asked about the Ice Cream Truck and the work at the 332 River Street.

Commissioner Albee – asked why trash containers have not been put out yet.

The next regular meeting of the Planning Commission will be held on Thursday, June 14, 2012.

ADJOURNMENT

Motion by Ray Fortier, seconded by Dave Crockett that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:20 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary