

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
May 3, 2007

A Meeting of the Manistee City Planning Commission was held on Thursday, May 3, 2007 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Vice Chair Fortier

ROLL CALL:

Members Present: Maureen Barry, Dave Crockett, Ray Fortier, Harlo Haines, Tony Slawinski

Members Absent: Ben Bifoss, Eric Gustad, Roger Yoder, (Vacancy)

Others: Michael Rademaker (Gourdie Frasier), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Tony Slawinski, seconded by Dave Crockett that the Agenda be approved as prepared.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Crockett, Fortier, Haines, Slawinski
No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of April 5, 2007

MOTION by Tony Slawinski, seconded by Dave Crockett that the minutes of the April 5, 2007 Planning Commission Meeting be approved.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Crockett, Fortier, Haines, Slawinski
No: None

PUBLIC HEARING:

None

NEW BUSINESS:

GDO Investments/Oleson's Food Stores, 160 Memorial Drive

A request has been received from GDO Investments/Oleson's Food Stores, 160 Memorial Drive for Site Plan Review. Oleson's is requesting a Land Use Permit for two proposed additions to their store.

Michael Rademaker, Gourdie Frasier is a representative for GDO Investments/Oleson's Food Stores. Mr. Rademaker reviewed the Site Plan with the members of the Planning Commission. Discussion included:

- ▶ The proposed 5,000 sq. ft. addition will provide much needed storage and will include restrooms and a small deli area. This large storage area will eliminate the need for daily deliveries. The second addition is a large cooler for dairy/pop. The loading dock is between the two to provide easy delivery. The proposed additions will match the existing elevation of the building.
- ▶ They would re-stripe the parking lot and install curb and gutter along Memorial Drive. Two means of ingress/egress entrances that include islands would be installed. The islands will provide "clear vision" to enter or leave the lot and eliminates someone from parking next to/into the entrance.
- ▶ Spoke of the engineers note regarding cuts through the curb for drainage. The plan shows four and the engineer recommends two. Discussion with members about the number of curb cuts and if any should be eliminated.

MOTION by Tony Slawinski, seconded by Harlo Haines the request from GDO Investments/Olesons' Food Stores, 160 Memorial Drive for a Land Use Permit for two proposed additions to their store as shown on Plan prepared by Gourdie Fraser Job No. 07075 be approved.

With a roll call vote this motion passed 5 to 0.

Yes: Haines, Slawinski, Crockett, Barry, Fortier
No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:
None

CORRESPONDENCE:

A letter was received from Mark A. Reenders Construction Inc. Letter without attachments will be attached to the minutes. Each member of the Planning Commission received a copy of the letter.

STAFF REPORT:

Jon Rose spoke to the members about the 21 proposed Zoning Amendments that have had their first reading by City Council and could be adopted at the May 15, 2007 Meeting.

Mr. Rose spoke about the Re-zoning of the Sand Products Property on the River Channel from R-2 Medium Density Residential to WF Waterfront. This re-zoning of the property was part of the settlement agreement with Sand Products Corporation that City Council approved. Due to a deadline in the agreement City Council held the Public Hearing and the first reading at their May 1, 2007 meeting adoption could take place at their May 15, 2007 meeting. A copy of the settlement agreement will be made for each Planning Commissioner.

Jon Rose said that he will be out of town on May 17, 2007 and will not be at the worksession. Discussed that there are not any agenda items for the worksession.

MOTION by Tony Slawinski, seconded by Maureen Barry that the May 17, 2007 Worksession be cancelled.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Crockett, Haines, Slawinski, Fortier
No: None

The next meeting of the Planning Commission will be on Thursday, June 7, 2007 at 7:00 p.m. in the Council Chambers.

MEMBERS DISCUSSION:

None

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:00 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary