

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
April 3, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, April 3, 2008 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 Chairman Yoder

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Ray Fortier, Eric Gustad, Tony Slawinski, Roger Yoder and Taylor Roberts (Youth Observer)

Members Absent: Ben Bifoss (excused) and Harlo Haines (excused)

Others: Tom Bastion (Good Shepherd Lutheran Church), Cyndy Fuller (Mayor), Karen Roberts, Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

The Planning Commission welcomed Youth Observer Taylor Roberts. Taylor is a student at Manistee High School who was appointed by City Council on March 18, 2008 to serve on the Planning Commission. Ms. Roberts will participate in discussion on items on the agenda but will not vote. Welcome Ms. Roberts!

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski that the Agenda be approved as prepared.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Albee, Crockett, Gustad, Fortier, Slawinski, Yoder
No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of March 6, 2008

MOTION by Tony Slawinski, seconded by Ray Fortier that the minutes of the March 6, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Albee, Crockett, Gustad, Fortier, Slawinski, Yoder
No: None

PUBLIC HEARING:

Good Shepherd Lutheran Church - Special Use Permit

Good Shepherd Lutheran Church is proposing to construct a parking lot on vacant property on the corner of Cypress Street (U.S. 31) and Sixth Street. This request requires a Special Use Permit under Section 1865 Parking Facility.

Chairman Yoder opened the hearing.

Tom Bastion, Good Shepherd Lutheran Church - Mr. Bastion explained the proposed project. The design is the same plan that was submitted in October when it was discovered that the application was not allowed under the Zoning Ordinance. With the change to the Ordinance the request is a special use under Section 1865 Parking Facility.

Mr. Bastion spoke of the attendance at the church services on Saturdays and on Sundays and that their current parking lots do not meet their needs at all times. While this lot is not contiguous to the Church property there are many members who would use the lot to free up space in the existing lots for those who need to park closer to the building. They bought the lot because the cost to acquire an adjacent property, demolition costs and land fill fees did not make it possible.

This proposed parking lot provides 18 parking spaces with ADA access. The plan is to retain as many of the existing trees on site as possible. An adjoining property owner spoke in October about their concerns of water running into the basement of their home. This plan is designed for a 100 year storm. There will not be any lights or water to this parking facility. Trees will be watered by a watering cart if needed. The proposed sign will not be located in the clear vision area as required by the Zoning Ordinance.

There were no comments from people in attendance and the public hearing was closed at 7:10 p.m.

NEW BUSINESS:

Good Shepherd Lutheran Church - Special Use Permit

A Public Hearing was held earlier in response to the request from Good Shepherd Lutheran Church to construct a parking lot on vacant property on the corner of Cypress Street (U.S. 31) and Sixth Street.

MOTION by Ray Fortier, seconded by Tony Slawinski that the Planning Commission prepare a resolution to approve a Special Use Permit, Case Number PC-2008-04 for Good Shepherd Lutheran Church to construct a parking lot on vacant property on the corner of Cypress Street (U.S. 31) and Sixth Street as shown on Site Plan Job No. 379183, Dated September 9, 2007 prepared by Team Elmer's Construction Engineering.

With a roll call vote this motion passed 7 to 0.

Yes: Fortier, Albee, Slawinski, Crockett, Barry, Gustad, Yoder
No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF REPORT:

A training seminar will be held on Tuesday, May 27th at the Ramsdell Theater by MSU Extension relating to the new Planning Enabling Act. Planning Commissioners are asked to let Denise know if they plan to attend.

The tour of the Grand Traverse Commons will be either April 12th or April 19th. Denise will call members to confirm if they are able to attend.

MEMBERS DISCUSSION:

None

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Tony Slawinski that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:22 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary