

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 4, 2009

A Meeting of the Manistee City Planning Commission was held on Thursday, June 4, 2009 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, Harlo Haines, Nathaniel Neider, Tony Slawinski, Roger Yoder

Members Absent: Taylor Roberts (Youth Observer)

Others: Dave Carlson (DDA), Jason Nyhuis (Lamar Construction Company), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

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

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Neider, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of May 7, 2009

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the May 7, 2009 Planning Commission Meeting be approved.

With a roll call vote this motion passed 9 to 0.

Yes: Slawinski, Haines, Fortier, Gustad, Crockett, Albee, Neider, Barry, Yoder

No: None

PUBLIC HEARING:

None

NEW BUSINESS:

Lamar Construction/FAB Leasing Co. 281 River Street - Site Plan Review

An application has been received from Lamar Construction/FAB Leasing Co., 281 River Street for a Site Plan Review. The plan includes removal of an existing portion of the building on the east side and construction of a new 25' x 80' addition. The building will be reconfigured by removing the existing entrance and relocating it on the east side of the building entering off a new parking area.

Jason Nyhuis, Lamar Construction Company - Mr. Nyhuis is representing FAB Leasing Company who own the three parcels on the NE corner of US 31 (Cypress Street) and River Street. They are proposing to demolish the building at 273 River Street. Construct a new addition on the east side of the building. Provide off street parking. Combine all three parcels into one parcel that meets the requirements of the Zoning Ordinance. The provided a colored rendering that includes the incorporation of a limestone feature that matches the limestone walls of the streetscape. Upgrades to the exterior of the building that blend with the Historical District. The interior will be renovated to include ADA access and restrooms.

Questions from the Commission included:

Q. Will this result in a change of use?

A. No it will still be an Auto Value (Retail Use).

Q. When do you propose to start?

A. Right away. They will hold a sale to reduce the inventory then move the rest to their facility on Cleveland Street. They plan to demolish the house early July and finish the renovations by Fall.

Q. Will you be expanding your product line?

A. Yes, we also offer next day parts.

Q. Does the addition move closer to the rear property line?

A. No. It remains in line with the building. The new dumpster location will be located behind the addition.

Q. Did you consider adding an island to the parking lot?

A. We wanted to keep it simple and provide more green space in the front and east.

Complimented the applicant on the landscaping features.

Jon Rose, Community Development Director - Received a review by the City Engineer and there are three items that need to be addressed:

4. Existing Curb-cuts adjacent to the property are not identified (across River Street).
5. It appears that the applicant is intending on utilizing the existing onsite storm sewer. It appears that the existing storm sewer flows from North to South, into the existing parking lot. Applicant should evaluate the storm system and provide drainage calculation supporting their design. Drainage calculations were not provided.
6. Schematic of the proposed light fixture was not provided for review.

MOTION by Linda Albee, seconded by Dave Crockett to approve the Site Plan for Lamar Construction/Fab Leasing Co., 281 River Street as submitted with Site Plan Project No. 090150.1 Dated May 20, 2009 (Moore & Bruggink, Inc. and Sheet A-1 Dated 5/19/09 Lamar Construction Company. With the following conditions:

That Staff review and approval is required to address items 4, 5, & 6 of the Engineers Review.

4. Existing Curb-cuts adjacent to the property are not identified (across River Street).
5. It appears that the applicant is intending on utilizing the existing onsite storm sewer. It appears that the existing storm sewer flows from North to South, into the existing parking lot. Applicant should evaluate the storm system and provide drainage calculation supporting their design. Drainage calculations were not provided.
6. Schematic of the proposed light fixture was not provided for review.

That the Building at 273 River Street (Parcel #51-51-448-710-07) be demolished in accordance with all applicable building codes.

That all three parcels (#51-51-448-710-07, #51-51-448-710-10, and #51-51-448-710-11) be combined into one parcel to meet the Parcel Area requirements of the Zoning Ordinance.

With a roll call vote this motion passed 9 to 0.

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

OLD BUSINESS:

Committee Appointments

There are vacancies on several Sub-Committees of the Planning Commission. Chairman Yoder made the following appointments:

Ordinance Re-Write Committee - Dave Crockett

Site Plan Review/Subdivision Committee - Maureen Barry

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF REPORT:

Jon Rose spoke to the commission about the Glen's Market project, Twelfth Street will be resurfaced starting next week. Spoke of the Hot & Place resurfacing projects currently in process throughout the community.

Denise Blakeslee said that the Commission will be Reviewing the By-Laws at the July Meeting. City Council has developed language on how absences are to be addressed. This language has been incorporated into the By-Laws for the Commission to review/adopt.

MEMBERS DISCUSSION:

Commissioner Albee asked how Blight issues should be addressed.

The next meeting of the Planning Commission will be on Thursday, July 9, 2009 due to the Fourth of July Holiday.

ADJOURNMENT:

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

MEETING ADJOURNED AT 7:58 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary