

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 2, 2010

A Meeting of the Manistee City Planning Commission was held on Thursday, September 2, 2010 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, Nathaniel Neider, Tony Slawinski, Roger Yoder

Members Absent: Vacancy

Others: Ryan Kieszowski (Oak Grove Cremation Center), Toni Del Greco (4204 University Place), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

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 8 to 0.

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

APPROVAL OF MINUTES:

Planning Commission Meeting of August 5, 2010

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the August 5, 2010 Planning Commission Meeting be approved.

With a roll call vote this motion passed 8 to 0.

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

PUBLIC HEARING:

None

NEW BUSINESS:

Former Harbor Village Sales Office, 100 Marina Drive - Parcel Split

A request has been received for a Parcel Split that would remove the former Harbor Village Sales Office, 100 Marina Drive from parcel 51-51-202-300-00 as shown on survey dated June 30, 2010 prepared by Abonmarche Job No. 10-0414.

Jon Rose, Community Development Director - DSLT has deeded the former sales office building at 100 Marina Drive (built circa 1990) to First Michigan Bank. The building is accessed by Marina Drive which is a private road within the PUD. Parking area is not included within the proposed split. Depending on the use of the building, parking requirements would be between 2 and 14 spaces.

Review of the request shows that the set-back requirements of the PUD have been met, but the proposed split does not meet the requirements to provide ingress/egress and off street parking.

MOTION by Ray Fortier, seconded by Linda Albee that the Planning Commission postpone action on the request to split the former Harbor Village Sales Office, 100 Maria Drive from Parcel 51-202-300-00 as shown on survey dated June 30, 2010 prepared by Abonmarche Job No. 10-0414 until the October 7, 2010 meeting to allow the applicant to provide ingress/egress and off street parking for the parcel.

With a roll call vote this motion passed 8 to 0.

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

Vacant property located Lakeview Development Area of Harbor Village - Parcel Split

A request has been received for a Parcel Split that would remove a portion of Vacant Property within the Lakeview Development Area of Harbor Village as shown on drawing by Abonmarche (dated August 23, 2010 Job #10-0129) from Parcel 51-267-050-00.

Jon Rose explained the location of the request to the commission and the parcel is approximately 3 acres in size. The property has frontage on Fifth Avenue so there is access to a public street. The requirements of the Zoning Ordinance have been met.

MOTION by Linda Albee, seconded by Ray Fortier that Planning Commission make a recommendation to City Council to approve the request to split a portion of vacant property within the Lakeview Development Area of Harbor Village as shown on drawing by Abonmarche (dated August 23, 2010 Job #10-0129) from Parcel 51-267-050-00.

With a roll call vote this motion passed 8 to 0.

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

Ryan Kieszkowski, Oak Grove Cremation Center

Mr. Kieszkowski was at the August Planning Commission and made an inquiry to the Planning Commission about relocating his facility. The two districts Mr. Kieszkowski inquired about do not provide for a Mortuary. The Planning Commission directed staff to review the two districts and report back to the Commission.

Staff reviewed the impact in both the C-3 Central Business District and the L-I Light Industrial District. Mr. Kieszkowski had a specific building in the C-3 District (129 Washington Street) and staff reviewed the requirements and the additional changes to the ordinance that would be required for that site due to parcel size, set-backs, parking and other requirements in the Mortuary Special Use Standards.

Copies of the report were sent to the Commissioners and Mr. Kieszkowski prior to the meeting to review.

Ryan Kieszkowski spoke of his displeasure with the process. Mr. Kieszkowski said if the Planning Commission did not approve that site for his facility he was going to move to the township.

Toni Del Greco, 4204 University Place - said that she was helping the owner with the sale of the property and that the building previously had three businesses located in it.

After some discussion Mr. Kieszkowski stated that he was not getting anywhere with the Commission and left the meeting.

~~Commissioner Crockett expressed his displeasure with the way the matter was handled.~~

~~During a lengthy discussion a number of members expressed their displeasure with the way the matter was handled.~~

Medical Marihuana - Zoning Amendment

The Michigan Medical Marihuana Act was approved by Michigan voters on November 4, 2008. The Planning Commission will begin discussion on the development of ordinance as it relates to Medical Marihuana.

The Commission discussed the moratorium that will be on the September 7, 2010 Council Agenda for a six month period of time. The moratorium will allow the commission to further research how other communities are addressing the issue.

The Commission will receive information as it develops so an Amendment can be drafted. Due the need to be sensitive to allow patience privacy under HIPAA the Attorney will have lots of input in the process.

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Commissioners received a copy of a letter from Larry Fortier, 501 Hancock Street that was sent to Mayor Haydon, in response to a News Advocate article - "Mayor Criticizes Downtown Merchants". Mr. Fortier asked that the Planning Commissioners receive a copy.

STAFF/SUB-COMMITTEE REPORT:

Jon Rose - Community Development Director

Mr. Rose spoke to the Planning Commission about the progress on the Jones Street project. As part of the project the parking lot at Boyer's Insurance Agency has to be reconfigured because new curbs and sidewalks are being installed on Mason Street. Mr. Rose spoke of the language in the Zoning ordinance as it relates to accessory structures.

Consensus from the Planning Commission is that the reconfiguration of the parking lot is an accessory use and the Zoning Administrator can approve the site plan.

Mr. Rose spoke to the Commission about the under grounding of overhead utilities that will be a part of the project. Utilities for properties fronting on River Street between Jones Street to East Street will be relocated and new Victorian street lights will be installed.

Mr. Rose spoke to the Planning Commission about the Cedar Street project. The project may involve the vacating of two streets. The portion of Cedar Street between Second and Third Street (Cedar Street Hill) and the "Angle Street" next to the Museum. The Commission may be asked to host a neighborhood

meeting at a future date.

Mr. Rose spoke about the Marina Building and the problems that have been experienced. An eight inch water main was found under the building that needed to be removed and a new valve will be installed on River Street. A wooden mat has been discovered under the old footings which will require review by the engineer.

Chairman Yoder took his grandson fishing at the new Arthur Street Boat Launch and spoke of how nice the facility looks and the contribution to the community.

The Planning Commission will hold a Worksession on Thursday, September 16, 2010.

The next regular meeting of the Planning Commission will be on Thursday, October 7, 2010.

ADJOURNMENT:

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

MEETING ADJOURNED AT 8:30 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary