

Manistee City Planning Commission

MANISTEE CITY HALL
70 MAPLE STREET
P.O. BOX 358
MANISTEE, MICHIGAN 49660

Meeting Minutes

June 6, 1985

The Manistee City Planning Commission held their regular meeting on Thursday, June 6th, 1985, in Room 206 in City Hall, 70 Maple Street, Manistee, Michigan. The meeting was convened at 7:15 P.M.

Members present: Chairman R. Mattice, D. Carl, R. Garrett, D. Johnson, T. Slawinski, J. Swain, R. Yoder.

Members absent: R. Asplet, W. Linke.

Also present: George Johnston; Kurt Schindler, County Planner; Jerry Superczynski, City Assessor; Jim Gray and Andy Bowman, Consultants.

It was moved by Slawinski, supported by Swain, that the minutes of the May 2nd and 23rd meetings be approved as written. Motion carried.

Discussion followed concerning a request from George Johnston to rezone lots 4 & 5 of Block 3 of Ramsdell & Benedict's North Addition from an R-2 Central Residential District to a C-1 Heavy Commercial. It was felt that spot zoning a C-1 between the existing R-2 and B-1 districts could cause serious problems later. During further discussion it was decided that the permitted uses section of the B-1 could be amended to permit a personal storage building, as Mr. Johnston proposes, and the rezoning of the property to a B-1 instead of C-1 would be more feasible. It was also felt that if we were rezoning the vacant lots 4 & 5, it would be a good idea to rezone lots 21 & 22 which were immediately behind. It was moved by Garrett, supported by Yoder, to set a public hearing for the rezoning of lots 4, 5, 21 & 22 of Block 3 of Ramsdell & Benedict's North Addition from R-2 to B-1; to amend the permitted uses section of the B-1 schedule to allow the construction of personal storage building, the height of which shall not exceed 24 feet; and to submit a copy of the proposed change to the City Council and ask for a first reading at their next meeting. Motion Carried. (Secretary's note: The day following the meeting, it was discovered that lots 4, 5, 21 & 22 had been rezoned in about 1981 to a B-1 district, so the rezoning was not necessary. However the public hearing was scheduled for the amending of the permitted uses section and the City Council was so notified.)

Next discussion was concerning a request from the Moonlight Motel and Marina to build a campsite on their grounds, which was referred to us by the City Council. After studying our ordinances, it was discovered that the only district which allowed camping was a T-T Travel Trailer District, of which there were none established within the city limits. It was moved by Slawinski, supported by Garrett, that the Secretary write a letter to the Council, informing that the area in question would have to be rezoned to a T-T Travel Trailer District, as camping is not permitted in the current district, and that no further action be taken until a formal request for rezoning is received from Mr. Beaudred. Motion carried. (Secretary's note: Mr. Hart informed Mr. Superczynski, the day after our meeting, that the T-T District would not be appropriate for the Motel's requested campground, that a new campground ground ordinance would have to be written, if campgrounds were to be permitted. The letter to the Council was changed to include the additional information.

Discussion next centered on the city's need for a full time planner, to which the commission members agreed. Schindler indicated that the County is willing

to contract with the different cities, villages and townships in the county for specified planning services, if requested.

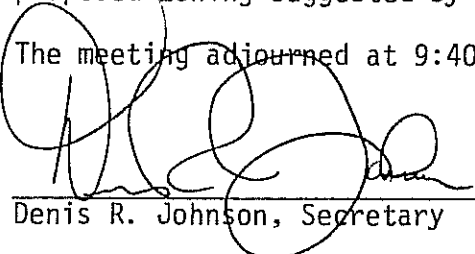
Johnson reported to the members on a variance application from Harless Feagins to the Zoning Board of Appeals for a piece of property located on the corner of Third and Sycamore Streets. The variances are being requested for the construction of a Developmental Center. Discussion following including study of the proposed site plan. It was moved by Swain, supported by Yoder, that the Planning Commission recommend to the Zoning Board of Appeals that the variances requested be approved. Motion Carried.

Jim Gray presented the Phase 1 plans of the Northshore Condominiums for it Site Plan Review. He indicated that the topography map, survey and legal description were not included, as they are not yet available. Discussion of the plan followed. It was moved by Swain, supported by Slawinski, that the requirements for topography map, survey and legal description be waived for this site plan and in as much as it meets the requirements of the R-1C District and the spirit of the Northshore Development Plan has been met, that the site plan be approved. Motion carried.

Andy Bowman showed us the status of the digitized land use map and the suitability rating sheet.

The next regular meeting was set for Thursday, July 11th, at 7:15 P.M., since the first Thursday falls on July 4th. To be placed on the July agenda are: the little park located between Moonlight Motel and Joslin Manufacturing, also whether the city owned lots located west of the industrial park should be individually marketed now. For the August agenda the discussion of the proposed zoning suggested by the Lake Management Study & Plan.

The meeting adjourned at 9:40 P.M.



Denis R. Johnson, Secretary