

Manistee City Planning Commission

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

Meeting Minutes

August 1, 1985

The Manistee City Planning Commission held its regular meeting on Thursday, August 1st, 1985, in Room 206 in City Hall, 70 Maple Street, Manistee, Michigan. The meeting was convened at 7:30 P.M. by Vice Chairperson Roberta Garrett.

Members present: Vice Chairperson R. Garrett, D. Carl, D. Johnson

Members absent: R. Asplet, W. Linke, R. Mattice, T. Slawinski, J. Swain, R. Yoder

Also present: Jim Gray & Andy Bowman, consultants

It was moved by D. Carl that the minutes of the July 11th & 17th meetings be approved as written.

Discussion followed in regards to James Beaudrie's request for a campground at the Moonlite Motel & Marina. It was felt that in light of opposition received on the request both during the public informational hearing and during our individual studies of the request, in addition to other problems pertaining to the site, e.g. standing water after rainfalls, overcongesting of the property, possible increased traffic problems, possible unsightliness associated with a primitive campground in a high visibility area at one of the city's "front doors" that the Planning Commission should recommend to the City Council that the application be denied. The secretary was directed to contact those members absent from the meeting, since a quorum was not present, to obtain their recommendations on the action, and if a majority concur, draft and submit a letter to the City Council for their next meeting. (Secretary's note: As many members were contacted as possible and I have on file a signed endorsement of the action from seven of the nine members.)

Discussion continued concerning the enforcement by the city of a motor coach ordinance, date 1956, which allows up to 4 trailers next to a commercial establishment, even though a travel trailer district is incorporated into the current zoning ordinances, which should have repealed the previous ordinance in 1963. The secretary was directed to send a letter to the City Assessor, Jerry Superczynski, asking for a written statement by our next regular meeting, indicating the city's current position on the matter. Further action on the question was tabled until a reply is received.

Discussion of the Lake Management Plan Ordinances was tabled until the September meeting, because Kurt Schindler was unable to attend.

Next some discussion was held on the sale of lots west of the industrial park. Jim Gray indicated that he had some materials concerning the area and would bring them for the next meeting.

Under DDA reports, there was no official reports, but there was discussion concerning the TIFA financed parking structure and the fact that the planning commission is not included in the studies, even though the City Council approved such inclusion when they approved our bi-laws and policy. R. Mattice asked R. Garrett to pass out copies of the current policy and indicated that he would get together with the Secretary and develop a complete list of planning commission responsibilities for submission to the city council for their reference.

Johnson reported to the group on the Zoning Board of Appeals action concerning variance requests from Leonard Kurtz and Audrey Milks.

Johnson reported that the Council took no action on our Personal Storage Building amendment, because Mr. Johnston withdrew his request when a resident in the neighborhood raised an objection.

Johnson reported that the Site Plan Review Committee took action to approve the construction of a garage for George Moss at 286 Fifth Street.

Next site plan reviews were made on two plans:

1. Construction of a home for Beverly & Rodney Dietzel at 1100 Cypress Street
 2. Construction of an addition to the Security National Bank at 332 First Street.
- It was decided to waive the legal description & parcel number on the Deitzel plan as they are awaiting a survey, and the topographical map, since Johnson had viewed the site and reported to the commission.

On the Security National Bank plan, it was decided to waive that requirement for shape and location of all structures within 100 feet of the property, because all members present were familiar with the area and the requirement showing widths of roadways because streets in that area are 66 foot right-of-ways. The commission did require the submission of two additional copies of page 1 of the plan submitted for our records.

There being no further requirements or waivers, the plans were approved.

Next, plans for a proposed "Train Depot" from Warren Johnson were studied. No action was taken until the plan can be studied for any deficiencies.

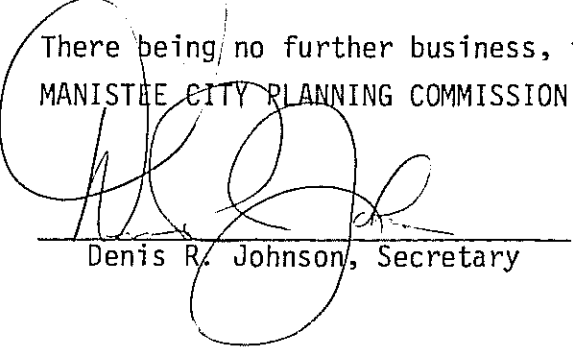
Next a sketch plan from George Johnston for a storage building. No action was taken on the plan until a formal plan is submitted, but it was decided that the plans to submitted needed to be sealed plans, because the size of the proposed structure is inherently commercial in nature.

Next, Andy Bowman went over suitability maps that he has finished for low, medium and high density residential uses and how they will be used.

Lastly discussion was held concerning a problem being encountered in Ludington, that being the establishing of "massage parlors" and how we should try to plan ahead and make appropriate zoning provisions. Andy indicated that he would look up some sample ordinances for our reference.

There being no further business, the meeting adjourned at 9:35 P.M.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

Manistee City Planning Commission

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P.O. BOX 358
MANISTEE, MICHIGAN 49660

August 2, 1985

To: Manistee City Council

Re: Rezoning request from James Beaudrie, Sr., owner of Moonlite Motel and Marina, to accommodate a campground on his property.

After extensive discussion on Mr. Beaudrie's request, the Planning Commission feels that a campground and marina combination is a good concept and that the concept will be addressed in the development of the new Master Plan. HOWEVER, in light of opposition received on the request, both at the public informational hearing and during our in-depth study of the matter, we feel that the area in question is NOT an appropriate site for a campground and the recommend that the request for rezoning to accommodate a campground be DENIED.

MANISTEE CITY PLANNING COMMISSION

Bob Smith
Roberta L. Garrett
Wayne L. Linker
Reginald R. Aspf
Dorothy C. Ford
Jacque Swan
[Signature]