

Manistee City Planning Commission

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

MEETING MINUTES

August 7, 1986

The Manistee City Planning Commission held its regular meeting on Thursday, August 7th, 1986 in Room 206, Second Floor Conference Room of City Hall, 70 Maple Street, Manistee, Michigan. Prior to the meeting, the commission met at the site of the proposed Lakeview Dunes Subdivision to view the site.

The meeting was called to order at 7:20 P.M. by Chairman Robert Mattice.

Members present: P. Erickson, J. Faher, D. Johnson, L. Laskey, W. Linke, R. Mattice, R. Yoder

Members absent: J. Swain, T. Slawinski

Others present: Kurt Schindler, Manistee County Planning Director, Renee Dzewit-Coombs, Manistee News Advocate

The minutes of the last meeting were discussed. Mattice asked if there were problems with the interpretation of our action to allow grading at the site of the Voyagers Cove marina, in light that the site plan had not been approved. It was felt that no correction was needed. It was moved by Erickson, supported by Faher, that the minutes of the July 3rd meeting be approved as written. Motion Carried.

Next the site plan for the Voyagers Cove was considered. Johnson reported that the amended site plan requested of Mr. Olszewski at the last meeting has not been received. Also he indicated that the plans for the existing portion of the site have been located and should be compared with the proposed plan. Also, a letter from Councilman Richard Seemuth was read. He asked that before reviewing the expansion, that a review of the present operation should be made to see if it complies with the original plan. He listed items which were currently stored or sitting on the site. He also asked the following questions: 1) Did we approve a campground and if so, did the owners get the proper state permits? 2) Did we approve the site for boat and trailer storage? 3) Was the site approved for a boat sales lot? 4) Did the plan call for a paved parking area? 5) Was the building put in as planned? 6) Did the plan call for an aesthetically pleasing area or just a dumping area it has become?

In comparing the plans, it was noted that the 1) the building was located on the lakeshore in the site plan that was approved, but the final plan and construction placed it on the south end of the property; 2) the original plan called for paved parking, which was not carried out. It was noted that at the time of the site plan review and construction, we did not have the site plan ordinance and authority that we currently have. In response to Mr. Seemuth's questions, 1) no campground has been approved for the area, 2) some limited boat and trailer storage can be expected with a marina operation, 3) No formal boat sales lot has been approved, but some limited individual's sale offering can be expected at a marina operation, 4) & 5) were previously answered, and 6) the plan did call for an aesthetically pleasing area.

It was moved by Faher, supported by Erickson, that we DENY approval of the site plan as presented for the following reasons: (1) 10ft measurement error on the plan;

(2) the plan shows substandard sized parking spaces for both regular and handicapped parking spaces; (3) the plan lacks the required four handicapped parking spaces; (4) the plan lacks a statement regarding the crane, whether it is temporary or permanently parked on the site, and if permanent, the location of its allotted site; (5) the original plan called for paved parking, which has not been completed and the submitted plan does not; (6) neither the original nor presented plan show the storage area for the tractor, the fenced storage area, the fish cleaning area nor the uses of the different parts of the building; and (7) the storage and use of camping trailers or mobile homes is not permitted in the area. Motion carried.

The secretary was directed to notify Mr. Olszewski of the denial and advise him that before any further work will be approved, a new plan will need to be submitted which addresses the problems noted. The secretary was also directed send a letter to Mr. Seemuth in regards to his letter indicating that his concerns are our concerns and that we are trying to provide a pleasing area.

Next our proposed Lakeview Dunes Subdivision was considered. Considered were: 1) planning not to develop north of the current turn-a-round which opposite Glocheski Drive, (2) the beach would remain community property, (3) Allow the houses to build up to the dune, so that there would be a view over it, (4) Plant trees on the berm to conceal and buffer the industrial park (5) develop the southern end first as water and sewers are in place by lots 8-17. Chairman Mattice asked for a consensus of the membership on the following questions: 1) shall we develop and market the area (yes 5, no 1), (2) shall we market only the southern portion at this time with the exception of an area for park use (yes). It was decided that a committee, consisting of Mattice, Laskey & Johnson, meet with Bob Lewis and get his input on the extent of development, funding of development, road development, temporary breaching of the berm and other matters which should be considered.

Further action on a sweetening plan ordinance was tabled until a committee of Mattice, Johnson & Schindler (County Planner) can look into the proposed set backs and report back.

In regards to the Master Plan, Mr. Grey's letter asking for additional funds was again discussed. Also discussed was our ability to contract for services.

A work session on the Master Plan was tentatively scheduled for Wednesday, August 20th at 7:15 P.M. in Jim Grey's office.

An update was give by Schindler on the DDA's Historical District Committee's work on developing a Historical District Ordinance.

In regards to the County Subdivision Board, to which at our last meeting Slawinski was appointed to represent our commission, it was felt further consideration was needed. It was felt that in as much as Slawinski was the county surveyor and would probably be directly involved in drawing up the proposed subdivisions, his presence on the board would probably be in conflict of interest. Therefore, it was moved by Yoder, supported by Laskey, that the decision to appoint Slawinski be reversed and to appoint Linke to fill the position. Motion Carried.

Johnson reported that notice has been received that Diamond Crystal Salt Company has applied for a permit from the DNR/Corps of Engineers to lay 3 pipelines across Manistee Lake and an application from Bill Seng for a Marina Permit on Manistee Lake on Lake Street. No action was needed unless we wanted to make comment on the application to the DNR. No comment is being made on either application.

There was no further reports on DDA, beyond the previous information concerning the Historical District Ordinance.

Johnson reported on the activities of the Zoning Board of Appeals. He indicated that contrary to our recommendation to deny approval, a 25 foot variance was given to a lot on Browning Avenue. Also that the adjoining substandard sized lot was also given a 25 foot variance at a subsequent hearing.

Johnson also reported the site plans which had been approved by the site plan review committee.

Schindler address the commission concerning a recommended amendment to our Site Plan Review Ordinance which would set the amount of time the commission would have to act on a site plan. It was recommended that all members receive a copy of the proposed amendment before a decision be made. Schindler indicated that he would mail copies to the members.

Schindler also mentioned the annual M.S.O.P. conference which will be held on October 2-4th at Boyne Mountain. He asked members to consider going and make reservations early.

Mattice spoke about having the city ordinances scanned and placed on computer discs so that they would be available at the court house and possibly on the city's computer, which would make it easier to make amendments.

Johnson reported that a rezoning request has been received from Clingan Roofing for a parcel of property located on the northwest corner of Sibben and Third Streets. They are requesting a change from R-3 to C-1. A public hearing on the request was scheduled for 7:00 P.M. on Thursday, September 4th, which is immediately prior to our regular meeting.

Johnson reported that in regards to our proposed Storage Building Complex, that no contract had been signed to date. It was moved to request that Mr. Lewis withhold signing any contracts on the project and we obtain maps so that we could proceed with planning the project ourselves. Motion Carried

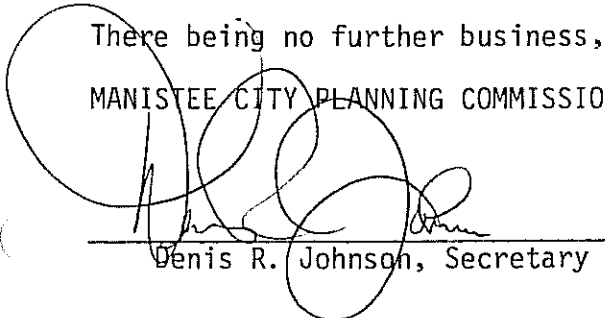
Lastly, questions were raised concerning the Northshore Project. It was decided that we should request the following information from Mr. Lewis:

- 1) the current status of the title to the property,
- 2) is the city still under any contractual agreements for the project?

The members requested a written reply for our September 4th meeting.

There being no further business, the meeting adjourned at 9:30 P.M.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary