

Manistee City Planning Commission

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

MEETING MINUTES
APRIL 7, 1988

The regular meeting of the Manistee City Planning Commission was held on Thursday, April 7, 1988 at 7:15 P.M. in Room 206, Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:17 P.M. by Chairman John Faher.

MEMBERS PRESENT: J. Faher, D. Johnson, L. Laskey, M. Schramm,
D. Sullivan, R. Yoder

MEMBERS ABSENT: R. Mattice, R. Metcalf, A. Slawinski,

OTHERS PRESENT: Jerry Superczynski, City Assessor; Ben Bifoss,
City Manager; Ed Cote; Dennis TerHorst, D.D.A.

The first item of business was a discussion with the City Manager and Ed Cote concerning Mr. Cote's request to purchase from the city Lot 5, Block 2 of King's Addition which immediately adjoins the two lots that he currently owns, where his home is located. The city manager asked for the planning commission to determine if the property in question is surplus before the purchase request is forwarded to the City Council. Following discussion, which included looking at the possible routing of Oakwood Avenue and another entrance to Lakeview Dunes, it was moved by Sullivan, supported by Laskey, that the Planning Commission make recommendation to the City Council that Lot 5 of Block 2 of King's Addition is surplus city owned land and that it should be made available for private purchase in accordance with the City's newly adopted policy concerning the sale of city owned land. MOTION CARRIED.

Next, a site plan submitted by Harless Feagins for a new Mental Health Building to be located in the industrial park was reviewed and discussed. It was moved by Yoder, supported by Sullivan, that the site plan be approved with the condition that an onsite storm water collection basin be provided with direct connection to the city's storm water collection system to prevent storm water runoff from the building(s) and parking lot from emptying onto the adjoining city roadway. MOTION CARRIED.

Next, a sit plan for the 'Captains Corner' restaurant, to be located at the current site of Solberg's Manistee Monuments was reviewed and discussed. It was moved by Sullivan, supported by Yoder, that the site plan be approved with the condition that all required parking spaces, as required by the ordinance, for customer parking, must be paved as required by ordinance. MOTION CARRIED. (Secretary note: Following the meeting it was discovered that the non residential parking requirements exempt properties in the light and heavy industrial districts from the paving requirement. Therefore, the report showed only a recommendation that the parking area should be paved.)

Next, it was moved by Laskey, supported by Sullivan, that the minutes of the March 3, 1988 meeting be approved as submitted.
MOTION CARRIED.

Next, Johnson gave a report on the Lakeview Dunes, indicating that the contract has been signed and reviewed the provisions of the agreement.

Johnson reminded members of the public hearing on the Master Plan which is scheduled for Thursday, April 14th at 7:15 P.M. in the city council chambers. He also indicated that a change in the by-law section of the plan will need to be changed due to a recent court case. The change noted was to delete the portion which allowed action taken at a meeting where there was no quorum, to be ratified at a subsequent meeting where a quorum was present. The change would show that all formal action must be postponed to another meeting with a quorum present. It was suggested that we should also make a provision to require members who know that they will be unable to attend a meeting, to notify the secretary, so that if a quorum will not be present, then that meeting could be rescheduled and members so notified.

Next, Johnson reported on his work to write amendments to the current zoning ordinance to address concerns noted at the previous meeting concerning pole barns as garages in residential districts; 'sea' containers as storage buildings in residential districts, and mobile homes as dwellings in the city. It was suggested that it should be added that "any words NOT defined in the ordinance, shall be defined as per the BOCA Building Code or the Standard Industrial Classification Manual. It was decided that copies of the final draft be circulated to members, city manager, city assessor, city engineer and city attorney for comments before a public hearing is scheduled.

Next, Faher gave the D.D.A. Update reporting that work was continuing on the lighting project.

Next, Johnson reported on the following:

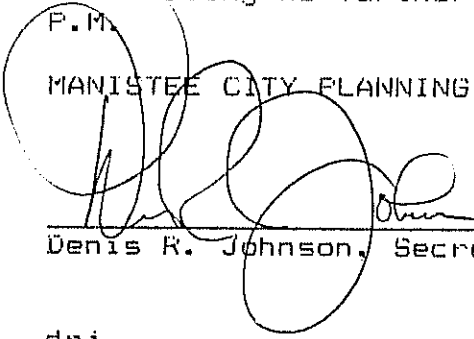
1. Zoning Board of Appeals: a public hearing is scheduled for Thursday, April 14th at 7:00 P.M. to hear a variance request from Vern Bowling, Jr. for a garage.
2. Site Plan Review/Historic Overlay Committee activities.
3. His recent Circuit Court appearance, representing the planning commission in regards to our actions concerning the trailer camping at Jim Beaudries' Moonlite Motel and Marina and at Don Olszewski's Voyagers Cover. It was at these hearings where the previously noted needed changes to our by-laws was discovered.

Next, Faher, Laskey and TerHorst reported on the joint Planning Commission/DDA work on a sign ordinance for the city.

Next, Faher discussed the matter of the need to replace the tables and benches which used to be located at the City's marina and suggest that we contact the Parks Commission. Bifoss suggested that it would be better and quicker if such suggestions be forwarded through his office.

There being no further business, the meeting adjourned at 9:00 P.M.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

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