

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

JANUARY 5, 1989

The regular meeting of the Manistee City Planning Commission was held on Thursday, January 5, 1989 at 7:15 P.M. in City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:24 P.M. by Chairman John Faher.

MEMBERS PRESENT: J. Faher, D. Johnson, L. Laskey, R. Mattice,  
J. Schimke, M. Schramm, D. Sullivan, R. Yoder  
MEMBERS ABSENT: A. Slawinski  
OTHERS PRESENT: Kevin Braciszewski, Manistee News Advocate;  
R. Ben Bifoss, City Manager; Dale Picardat;  
G. Superczynski, City Assessor; Tom Brunner;  
Ludwig Kiezkowski; Tex Collins; Tom Sturr;  
Robert Foster; Jack Terrill; Don Olszewski  
Pat Hammond

### SITE PLAN REVIEWS:

#### WEST MICHIGAN

NATIONAL BANK Tom Sturr, architect for the bank made the presentation of the proposed new West Michigan National Bank building for the corner of Second and Cypress Streets (Lots 11 & 12, Block 3 of Mark Tyson & Company's Addition) which would be approximately 3,600 square feet in size and would have drive-up teller service. Discussion of the project followed with questions and comments from members, Superczynski and Robert Foster. Johnson indicated that the plan presented meets all of the requirements of the Site Plan Review Ordinance. It was felt that the proposed use was a permitted use under the ordinance and an appropriate use for the property. It was moved by Sullivan, supported by Schimke, that the plan be approved subject to conditions agreed to by the principals of West Michigan Nation, those being: 1) the landscaped or barrier fence on the west property line shall be made of treated wood and a minimum of four (4) feet high and shall have maintained along it live plantings (e.g. cedars, vines, etc.) to minimize vehicle lights shining into the adjoining property; (2) The paved surfaces inside the sidewalk, shall be graded so that storm water run

WEST MICHIGAN NATIONAL

BANK (cont.) -off will be collected in on site catch basins which shall be connected to the appropriate city storm water/sewer lines for disposal; and (3) The exit from the east driveway on Second Street shall be controlled to provide for a right turn only.  
MOTION UNANIMOUSLY CARRIED.

VOYAGERS COVE Don Olszewski, owner of Voyagers Cove and Moonlight Marina informed the commission that he is planning to divide his property on Arthur Street so that he can lease the current building and a portion of the parking lot to Pat Hammond for the operation of a small party store and deli, and that he has purchased a converted eight by forty foot cargo container which he plans to locate on the property to use as an office and rest rooms/showers for the marina operation. He presented a old site plan of the marina and parking area on which he penciled in the proposed property division and the proposed location of the container. (It should be noted that the site he provided, was a plan that was denied by the planning commission previously, as it provided for camping.) After a brief discussion, Mr. Olszewski was informed that he would have to have sealed site plans prepared before the commission would consider his request. He was provided a list showing all items that are required to be on the site plan and asked to let us know when he will be ready to present them to the commission.

SUPERCZYNSKI REGARDING  
PARKING AND  
DENSITY

Jerry Superczynski, the City Assessor, asked the commission to review current and proposed parking ordinances/requirements in light on problems being encountered in the Central Business District. He also asked that we consider density questions, especially when marina's and similar operations are included.

TEX COLLINS REGARDING  
DDA & BONDING POWERS WITHOUT  
CITIZEN APPROVAL AND THE  
PROPOSED CITY  
PURCHASE OF THE NEWS ADVOCATE  
BUILDING

Mr. Collins spoke on the DDA and their bonding powers in relation to former proposed projects, such as the Dunham House and the Briny Inn parking and in relation to current projects, such as the Downtown Lighting Project and the Riverwalk. He indicated that he felt that the current projects are well planned and that they are subject to a

TEX COLLINS  
(continued)

referendum vote of the citizens. He then spoke on the proposed purchase of the News Advocate building, as endorsed by this commission at its last meeting. He indicated that he has heard objections to the purchase from most people that he has asked. Concerns expressed included, if the News Advocate moves into the Masonic Temple building, as is being considered, where would truck loads of supplies be unloaded and wouldn't the city end up building a parking lot which for the most part would be occupied by News Advocate employees. Mattice expressed his feelings on the matter and asked that the approved motion from the last meeting recommending the purchase be read. Mr. Collins asked if we would reconsider our recommendation.

MINUTES

Discussion of the News Advocate recommendation was held after which, it was moved by Mattice, supported by Sullivan, that the minutes of the December 1st meeting be approved. MOTION CARRIED UNANIMOUSLY.

DUNES  
SUBDIVISION

Johnson reported on the action taken by the City Council in regards to the Dunes, at which they approved the preliminary plat and sales/marketing mechanism.

SIGN  
ORDINANCE

It was recommended that Laskey and possibly one or two others should attend the MSPD Advanced Training Session in April, which this year will address sign ordinances. Laskey indicated that she would contact the City Manager in regards to making reservations.

CITY UPDATE

Picardat advised the commission that the city has received a \$24,000 state grant to replace windows, water blast and paint the Fire Department, but that we did not receive funding for the Museum or the Band Shell. He also indicate that an application has been submitted for a grant to do the feasibility study on moving the CSX switching yard on Cleveland and Arthur Streets.

D.D.A.

Faher reported that now that the grant has been given, the lighting project is progressing, hopefully will installation late this spring.

ZONING BOARD  
OF APPEALS

No Report.

SITE PLAN REVIEW &  
HISTORICAL  
OVERLAY  
COMMITTEE

Johnson reported on the Historic Overlay Committee's actions concerning a new parking sign for Millikins parking lot.

Discussion next centered around the conditions that we can set in approving a site plan. The ordinance provides for the control of vehicular traffic, but it was felt that control of storm water run-off should also be included. The discussion included the News Advocate proposal and other proposed projects.

PARKS PLAN

Picardat indicated that in order to apply for DNR recreational grants this year, we need a updated parks and recreational plan. The Parks Commission have been working on it, but it is not ready. Some discussion centered on whether we should take it on. Mattice indicated that he has been doing some work on it already. It was felt that with all the work we are doing on the new zoning ordinance, we would be stretching ourselves very thin to take on that project also. It was decided that the Parks Commission should continue working on the plan and that Mattice agreed to assist them.

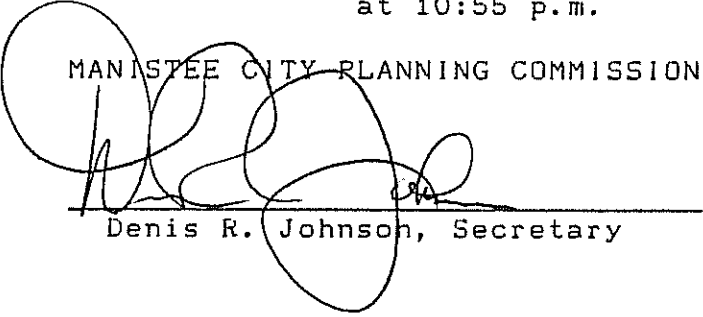
OTHER  
COMMENTS

Members were reminded that work sessions on the new zoning ordinance would continue this month on Tuesday, January 10th, 17th, 24th and 31st at 7:15 P.M.

ADJOURNMENT

There being no further business, it was moved by Schramm, supported by Yoder, that the meeting be adjourned. MOTION CARRIED. The meeting adjourned at 10:55 p.m.

MANISTEE CITY PLANNING COMMISSION



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Denis R. Johnson, Secretary