

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

NOVEMBER 1, 1990

The regular meeting of the Manistee City Planning Commission was held on Thursday, November 1, 1990 at 7:15 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:18 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: J. Faher, D. Johnson, L. Laskey, J. Lakos, J. Schimke, R. Yoder
MEMBERS ABSENT: D. Sullivan, A. Slawinski, K. Thompson
OTHERS PRESENT: Kevin Braciszkeski (Manistee News Advocate), Dale Picardat, R. Ben Bifoss, Max Keiling, Frank Tomaszewski, Dave Hoffrichter, Ronald Schultz, John Lynn and Treb Patane'.

PUBLIC HEARING: None

SITE PLAN REVIEWS:

1. **NORTH SHORE DEVELOPMENT CONDOMINIUMS - LAKEVIEW #1 & #2:**
Ron Schultz from Abornmarche Development gave overview of the project and requested approval of the site plans for Lakeview #1 & #2 condominiums - each having four living units and would be facing Manmade. Bifoss made note that under PUD, the site plan does not have to meet specified set backs. It was noted that there will be a Public Visual Corridor, which will be left natural, however there will be no public parking provided, except at the beach.

It was moved by Lakos, supported by Schimke, that the site plan be approved, subject to the approval by the Historic Overlay District Review Committee, who will be acting as the Architectural Review Committee for the Project. MOTION CARRIED.

2. **WAHR HARDWARE ADDITION:**
A site plan for an addition to Wahr Hardware which would join their current building to a newly acquired building on the corner of Division and Clay Streets was reviewed. Johnson indicated that Ed Cote has reviewed the project for storm water run off and after discussing the project with Wahr Hardware, has approved the plan. It was moved by Faher, supported by Lakos, that the submitted site plan be approved. MOTION CARRIED.
3. **BILLBOARD ON US31 SOUTH AT RADIO HILL:** (Application withdrawn)

QUESTIONS & CONCERNS:

DAVID HOFFRICHTER:

Requested requirements to amend the zoning ordinance to permit a Title/Abstract Office as a Special Use in the R-4 Residential District. He was directed to obtain and submit an application for Zoning Amendment.

TREB PATANE':

Made application for a Special Use Permit to operate a Bed & Breakfast at 450 Cedar Street. A public hearing to receive public comment was set for Monday, November 19th at 7:00 p.m.

FRANK TOMASZEWSKI:

Application was received to rezone a former gas station at the corner of Fifth and Ramsdell Street from R-5 Residential to I-2 Industrial to permit a manufacturing welding shop. A public hearing to receive public comment was set for Monday, November 19th at 7:00 p.m.

MINUTES It moved by Lakos, supported by Schimke, that the minutes of the October 4th meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given by Laskey advising that a sign inventory is currently being made and the next scheduled meeting is in December and at that point they will begin meeting every two weeks.

**MASTER PLAN
AMENDMENTS**

No Report.

ZONING AMENDMENTS

Johnson read a letter from Bifoss in regards to condos being permitted above marinas above marinas on the south bank of the river and north of River and Water Streets. He inquired if the exclusion of dwellings from the C-3 & C-4 districts was intentional or just a technical omission. It was the consensus of the members that dwelling were unintentionally omitted. It was moved by Schimke, supported by Faher, that a technical correction be made to the C-3 & C-4 Districts to list dwelling as a Special Use in the districts. MOTION CARRIED.

The list of zoning amendments from the public hearing were reviewed. Johnson advised section 6702 has a 'provision' section worded in a manner similar to 5502 and that it would be appropriate to make a technical correction to that section, similar to that proposed in 5502 for clarity. It was moved by Johnson, supported by Lakos, that the proposed amendments including technical corrections be approved and forwarded to the City Council for their action. MOTION CARRIED.

STORM WATER

Johnson read a letter and a list of proposed guidelines from Bifoss concerning Stormwater, Curbs & Gutters and Sidewalks. No action was needed from the commission.

CITY UPDATE

Picardat advised on the following:

1. RIVERWALK PHASE II: Specs have been sent out on the sheet piling with a deadline of November 5th for bids.
2. CATWALK: Painting has been completed. The planking and cable will be taken care of in the spring.

D.D.A.

No report.

**ZONING BOARD
OF APPEALS**

No report.

**SITE PLAN REVIEW &
HISTORICAL
OVERLAY
COMMITTEE**

No report.

ELECTION OF OFFICERS

Johnson reminded members that at the regular meeting in December we would be having our election of officers. He also advised that John Faher has decided for personal reasons to not reapply for a seat on the commission.

CITY WORK SESSION

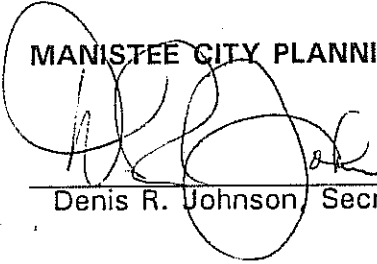
Picardat advised that there will be a city work session on November 26th, where the City Council and representatives from the various city boards and commissions will take a bus tour of Ludington, Muskegon and Grand Haven to review how these areas have handled development problems.

ADJOURNMENT

There being no further business, it was moved by Faher, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 8:45 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

