

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JANUARY 3, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, January 3, 1991 at 7:00 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:03 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: R. Bruchan, D. Johnson, L. Laskey, J. Lakos, J. Schimke, D. Sullivan, K. Thompson, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Dale Picardat, Jerry Superczynski (City Assessor), Ben Bifoss (City Manager), Robert Hornkohl (Director of Public Safety), Kevin Braciszewski (Manistee News Advocate), Ervin A. Kowalski, Sam H. Miller, Lori Kowalski, Ken Hilliard, Al Korzeniewski

PUBLIC HEARING:

1. **VACATION OF THIRD AVENUE-BETWEEN LAKESHORE DRIVE AND LAKEVIEW AVENUE:**
The hearing was called to order at 7:03 p.m. by Chairman Roger Yoder, who explained the purpose of the hearing and opened the hearing for public comment.

R. BEN BIFOSS: Spoke on the request indicating that the proposed portion of Third Avenue to be vacated has never been developed and that its east end would terminate in the proposed basin of the North Shore Project. He also answered questions concerning ownership of the parcel, indicating that ownership of the property belongs to the adjoining property owners and that the city has only has right of way.

There being no others questions or comments, the hearing adjourned at 7:05 p.m.

2. **REQUEST TO REZONE PROPERTY AT 1800 MAIN STREET FROM R-5 RESIDENTIAL TO I-2 INDUSTRIAL TO PERMIT LONG HAUL TRUCK PARKING AND MAINTENANCE.**
The hearing was called to order at 7:05 p.m. by Chairman Roger Yoder, who explained the purpose of the hearing and opened the hearing for public comment.

AL KORZENIEWSKI: Does not feel that the location is appropriate for trucking use due to its close proximity to baseball field, picnic area, play ground and residential areas. He felt that there will be a safety problem both with pedestrian problems and with trucks entering and exiting Main Street at Park Avenue.

ERVIN KOWALSKI: Outlined his proposed use for the property and his needs, which include a place to park his trucks when they are in town, an office facility, and a two or three bay preventive maintenance facility to maintain and repair his trucks. Currently has a fleet of seven trucks and brokers other work with trucking firms.

AL KORZENIEWSKI: Expressed a concern that in order for trucks to make their turns in the area, they would have to sweep half way across the road. Does not oppose the business, but just does not feel that it is appropriate for the area.

DENNIS SKIERA: Owns several residential properties in the Maxwelltown and Oak Hill areas. Asked why this property wasn't considered industrially when the Master Plan was adopted. (The response was that it was being used for a trailer park/campground.) The trend in the area is more residential in nature. The semi's would be an attraction to the area kids, which could result in injuries. Felt that there are other properties in the area, which are industrial zoned and which would be more appropriate for the use

PUBLIC HEARING TO REZONE 1800 MAIN STREET (continued)

indicated. If the property is rezoned, the new zoning runs with the property and any of the permitted uses and asked that the permitted uses be read into the record. Is totally against the project. If the rezoning is approved, there is nothing to prevent Mr. Kowalski from soliciting repair and maintenance business from other truckers, which would be a tragedy for that area. He presented a written summary of his comments for inclusion into the record.

SAM MILLER: Has know Mr. Kowalski for years and knows him as man who will do as he says. Feels project will be good for the community.

ERVIN KOWALSKI: He has other options, as he is looking for about five acres of land for the project. He is aware of the housing projects in the area. Does not want to be an infringer. If the project is approved, he does not want any restrictions that tell him what he can or cannot do on the property, otherwise he wants nothing to do with the property. Other areas being considered are near Scottville and in Filer Township. There needs to be additional facilities of this type in the area.

LORI KOWALSKI: A lot of the business is office work and the proposed property would lend itself better to the business.

DENIS JOHNSON: Read letters received by the planning commission in regards to the request (summarized):

CITY OF MANISTEE HOUSING COMMISSION (Jay Wisniewski, Executive Director)- The housing commission with the U.S. Department of Housing and Urban Development has recently invested some \$400,000 to modernize and update rental housing units in the area and have worked hard to place responsible tenants in the units. When the funds were applied for, it was necessary to assure HUD that it was a sound investment and would be a viable project well into the future. The Housing Commission feels that by this zoning change to industrial, we could lose the residential character of the neighborhood in the future.

MANISTEE CITY MANAGER- Property lacks municipal utilities and is not considered as a prime area for residential development because of the lack of facilities and being contiguous to a heavy industrial area. Proposed use would be less intrusive into adjacent neighborhood than other alternative uses. Bases on condition of municipal streets in area, truck traffic could not be permitted on the adjacent street to Main Street. Vine Street and Park Avenue are not built for truck traffic. Truck traffic on Vine Street to Park Avenue could create safety problems for area residential properties. If access to the site were limited to the first 200 feet of Park Avenue, west of Main Street, and if this portion were rebuilt, this concern would be addressed. This would include the need to widen the intersection at Main Street to at least 36 feet and would require the relocating of a fire hydrant and telephone pole. The turning movement of trucks at the intersection would be expected to create problems with large trucks due to the crest of the hill and poor visibility. This would be particularly troublesome in the winter when the hill becomes slippery.

ROGER YODER: Read the permitted used for the area which include: Mining, Construction, Manufacturing, Transportation, Wholesale and Accessory Uses to the above, subject to some restrictions.

DENNIS SKIERA: Asked for a clarification on the permitted uses as, if the property were to be rezoned, to whether any repair work would be permitted outside of an enclosed structure. (He was advised that as a permitted use, no repair work would be permitted outside of an enclosed structure. He was further advised that repair work outside of an enclosed structure could be possible if the property owner applied for and received a Special Use Permit, which could impose restrictions.)

The being no further questions or comments, the hearing adjourned at 7:36 p.m. and the regular meeting of the planning commission convened.

SITE PLAN REVIEWS: None

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS:

VACATION OF THIRD AVENUE, BETWEEN LAKESHORE DRIVE AND LAKEVIEW AVENUE:

A discussion of the vacation request was held pursuant to a public hearing which was held earlier in the meeting. It was moved by Lakos, supported by Thompson, to recommend the vacation, as requested, to the City Council. MOTION CARRIED.

REZONING REQUEST FOR PROPERTY AT 1800 MAIN STREET FROM R-5 TO I-2:

A brief discussion of the rezoning request was held. It was moved by Sullivan, supported by Lakos, that further discussion and action on the matter be tabled until the next regular meeting in February. MOTION CARRIED (Schimke opposed)

MINUTES It moved by Lakos, supported by Laskey, that the minutes of the December 6th meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given by Sullivan, who indicated that an ordinance will be prepared utilizing guidelines from Mark Wychoff.

MASTER PLAN AMENDMENTS

No Report.

ZONING AMENDMENTS

Johnson reported on action taken to correct concern from City Council members concerning permitted uses in the I-2 in regards to Mining.

CITY UPDATE

Picardat advised on the following:

1. RIVERWALK PHASE II: Only another 50 feet to go on the sheet piling before that portion of project is complete. The only problem is in regards to a Michigan Bell cable that goes through project area. The board walk portion will be going out for bids as soon as the utility companies complete their list of needs and requirements.
2. CITY HALL HANDICAPPED RAMP: Going out for bids, possibly next month.
3. NORTH SHORE DEVELOPMENT: Work is currently cut back. Currently selecting contractor for condo project.

UPDATE TO CITY COUNCIL

Johnson read a letter from the city manager indicating that the planning commission's report to the city council is scheduled for Tuesday, April 16, 1991, which will also be the subject of city manager's weekly column the following Friday in the Manistee News Advocate.

D.D.A.

Picardat reported that the DDA have been currently discussing the Riverwalk II project and working on the DDA loan package program.

ZONING BOARD OF APPEALS

No report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**
No report.

COMMITTEE APPOINTMENTS FOR 1991

Yoder made the following committee appointments:

SITE PLAN REVIEW/HISTORIC OVERLAY DISTRICT REVIEW COMMITTEE:

1. Roger Bruchan 2. Kendra Thompson 3. John Schimke

ZONING BOARD OF APPEALS

1. Denis Johnson

COUNTY PLAT REVIEW BOARD

1. John Lakos

SIGN ORDINANCE COMMITTEE:

1. Liz Laskey 2. Dennis Sullivan 3. John Schimke

JOINT PLANNING COMMISSION/CITY COUNCIL COMMITTEE:

1. Roger Yoder 2. Dennis Sullivan 3. Denis Johnson

GOALS COMMITTEE

1. Roger Yoder

D.D.A. LIAISON

1. Liz Laskey

WORK SESSION: OLD US31 CORRIDOR

Work was begun on the proposed old US31 corridor district. A special work session on the proposal was set for Tuesday, January 29th at 7:30 p.m.

ADJOURNMENT

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

The meeting adjourned at 9:07 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary