

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

MARCH 7, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, March 7, 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 7:17 P.M. by Vice-Chairman Dennis Sullivan.

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, L. Laskey, J. Lakos, J. Schimke, D. Sullivan, K. Thompson, R. Yoder  
**MEMBERS ABSENT:** A. Slawinski  
**OTHERS PRESENT:** John Rose (City Codes Administrator), Dale Picardat

**PUBLIC HEARING:** None

**SITE PLAN REVIEWS:**

**QUESTIONS & CONCERNS:**None

**CONSIDERATION OF MATTERS:**

**SCHWAIGER REQUEST:**

Johnson read a letter from Gary Schwaiger in regards to a request to locate a private drive on the dedicated, but undeveloped Reigle Street in the Sweetnam Subdivision and a letter from the City Manager which outlined the different alternatives that we could recommend. Following discussion, it was moved by Sullivan, supported by Schimpke, that we recommend that the property owners petition the City Council for the improvement which, if granted, would result in the city constructing the road and assessing 50% of the cost back to the abutting property owners, with construction contingent on city funds being available. MOTION CARRIED.

**MINUTES** It moved by Lakos, supported by Bruchan, that the minutes of the February 7th meeting be approved, with a correction showing Sullivan opposed to the motion to deny the Kowalski rezoning request, rather than Schimpke. MOTION CARRIED.

**SIGN ORDINANCE**

A progress report was given by Laskey and Sullivan.

**MASTER PLAN AMENDMENTS**

No Report.

**CITY UPDATE**

- A. Riverwalk II
  - Sheet piling and tie backs done.
  - Construction of Boardwalk: specs should be ready in about 2 weeks, out for bids by the end of the month.
  - Utility requirements not all finalized.
- B. Riverwalk West
  - Public hearing for DNR grant application on March 19th.
  - Maximum DNR grant is \$350,000

**CITY UPDATE (continued)**

- C. Sands Park Master Plan - Going out for bids next week for a June 1st completion.
- D. Northshore Project - Currently held up due to endangered Pitchers Thistles on the site.

**D.D.A.**

Laskey reported that:

- a. Loan program ready to go with plans to present it to the merchants in April. The rate would be 1% over prime.
- b. Long range goals were set on February 25th, their next meeting is scheduled for March 25th at 7 p.m.

**ZONING BOARD OF APPEALS**

No report.

**SITE PLAN REVIEW &  
HISTORICAL OVERLAY COMMITTEE**

Thompson reported:

- a. Some concern was expressed with the Old Fashion Bar repainting their sign, however it is permitted.
- b. In regards to the Informational/advertising sign in municipal marina, the committee not looking favorably on the project and are forwarding a letter to that effect to the city manager.
- c. That the Vogue Theater is considering the upgrading of the exterior of their building and that they have asked the city to help them find funding for the project.

**INFORMATIONAL/ADVERTISING SIGN ON MUNICIPAL MARINA PROPERTY:**

Yoder read a letter from Bifoss, which asked for our recommendations in regards to locating this type of sign in the marina. During discussion it was suggested that this type of sign could be used to show historical buildings in the city, but that general advertising be omitted. It was moved by Laskey, supported by Sullivan, that the proposed sign would not be an enhancement to the city; therefore we recommend that the proposed sign should NOT be permitted be to erected in the municipal marina. MOTION CARRIED.

**M-55 PROPERTY:**

Yoder read a letter from Bifoss in regards to the property that the City holds a public use title to along M-55, near Eastlake. Following discussion, it was moved by Johnson, supported by Schimpke, that we recommend that the City Council appropriate action to insure that the property be reserved for "recreation and open space" use. MOTION CARRIED.

**WORK SESSION: OLD US31 CORRIDOR**

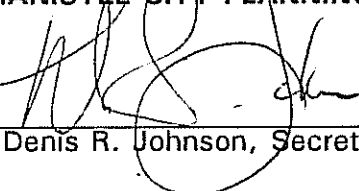
Johnson made his presentation on his work in regards to the map and uses for the proposed transitional district. The permitted uses proposed includes residential and the special uses were primarily commercial in nature. No industrial uses are being considered for the district. Also discussed was including the C-2 commercial district near Eighth and Kosciusko Streets into the new district, but leaving the C-2 district on First Street alone. It was moved by Bruchan, supported by Lakos, that suggested uses be approved, that the C-2 district at Eighth & Kosciusko Streets be included in the new district, that the C-2 District on First Street should not be included in the new district and that a meeting be held with the City Council's Ordinance Committee to review the proposed ordinance prior to scheduling a public hearing. MOTION CARRIED.

**ADJOURNMENT**

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

The meeting adjourned at 9:15 p.m.

**MANISTEE CITY PLANNING COMMISSION**



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Denis R. Johnson, Secretary

