

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

APRIL 4, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, April 4, 1991 at 7:15 P.M. in the Room 209, Second Floor Map/Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:19 P.M. by acting chairperson, Kendra Thompson

MEMBERS PRESENT: R. Bruchan, D. Johnson, L. Laskey, J. Lakos, K. Thompson
MEMBERS ABSENT: J. Schimpke, A. Slawinski, D. Sullivan, R. Yoder
OTHERS PRESENT: Jon Rose (City Code Administrator), Dale Picardat, Al Giroux (Smuggler Cove Bar)

PUBLIC HEARING: None

SITE PLAN REVIEWS:

SMUGGLERS COVE BAR DECK:

A site plan for a proposed deck behind the Smuggler's Cove Bar on River Street was presented by owner Al Giroux and architect, Kendra Thompson. It was noted that the Historic Overlay District Review Committee has reviewed the plan and have approved it with conditions. Following discussion, it was moved by Lakos, supported by Bruchan, to approve the site plan. MOTION CARRIED [Thompson abstained].

POELLET-NEW HOME AT 817 TAMARACK STREET:

City Code Administrator, Jon Rose, presented a site plan submitted by Jim Poellet for the construction of a new home at 817 Tamarack Street. It was noted that the area does not have city sanitary, so the property owner would have to provide his own lift station facility. It was felt that the plan submitted was not totally adequate in its content. Rose indicated that part of the problem is that a new permit application is now being used, and that currently does not contain all the information an applicant would need to prepare a proper site plan. It was moved by Johnson, supported by Laskey, that the site plan be approved, contingent on approval of the sanitary and storm water drainage lines by the appropriate city official(s) before any construction permits are issued and that an insert(s) be developed for the permit application package which outlines what the ordinance requires in a site plan. MOTION CARRIED [Abstain-Bruchan].

QUESTIONS & CONCERNS:None

CONSIDERATION OF MATTERS: None

MINUTES It moved by Lakos, supported by Laskey, that the minutes of the March 7th meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given by Laskey.

MASTER PLAN AMENDMENTS
No Report.

PROPOSED U.S.31 CORRIDOR/TRANSITIONAL DISTRICT

Johnson reported on a meeting that he and Yoder had with the City Manager and the City Council's Ordinance Committee concerning the proposed transitional district. The Council members indicated that they felt that the conversion of a current residential structure into a commercial use should be prohibited. It was the consensus of the commission that the problem be addressed on a case by case basis and that the prohibition be omitted, at this time from the ordinance. A public hearing was set for Wednesday, April 24th at 7:00 p.m. in the City Council Chambers. Johnson also indicated that at the hearing two additional technical corrections would be discussed, those being (1) Section 1015,D- to correct mistyped roof pitch, from 7 -12 to 3 -12; (2) Section 5504,C(1.c.) change from side yard to rear yard requirements.

Also discussed were omitted waterfront setbacks in the R-5 & C-4 districts. Action was tabled until the next regular meeting.

CITY UPDATE

Picardat reported:

- A. Riverwalk II - Boardwalk contract bids will be in next week Friday for review and selection.
- B. Riverwalk West - Two grant applications were submitted to the State last week.
- C. City Hall Ramp - Adverting for bids next week, with bids due on the 24th.
- D. Bandshell - Warren Johnson currently working on steps.
- E. Rec Center Master Plan - Bids to be opened tomorrow.
- F. Pitcher Thistle - Management plan is completed. Meeting next week to see about releasing permit.

D.D.A.

Picardat reported that there would be a special meeting on April 25th at the Manistee Inn to distribute notebooks to property owners in the district which outlines ordinance requirements for renovation, along with recommendations for renovation of each particular building, as outlined in Downtown Development Plan along with other information.

The DDA has also been discussing parking problems.

ZONING BOARD OF APPEALS

Johnson reported on variance requests from Gary Schwaiger, for property located at the corner of Cherry Street & Harbor Drives; from Homer Ramsdell for an addition to his home at the corner of Eighth & Tamaracks Streets; and some interpretations for the measuring of setbacks and heights, as requested by the Code Administrator.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

Thompson and Bruchan reported:

- a. Reviewed deck plans for the Smugglers Cove Bar.
- b. Did preliminary review of the Elks deck project.

M.S.P.O. HONORS AWARD:

Discussed entering a candidate for the award. Asked Picardat to draft application and report back at next regular meeting.

M.S.P.O. ADVANCED TRAINING:

Thompson reported on the advanced training seminar that she and Yoder attended and the community planning handbook that they received as part of the program.

NATIONAL PRESERVATION WEEK:

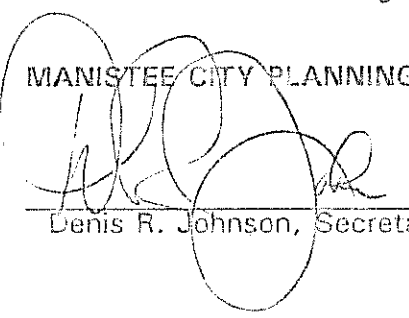
Thompson reported that the week of May 12th through 18th is National Preservation Week.

ADJOURNMENT

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

The meeting adjourned at 9:12 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

