

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

APRIL 24, 1991

A special meeting of the Manistee City Planning Commission was held on Wednesday, April 24, 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 7:02 P.M. by chairman Roger Yoder

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, J. Lakos, D. Sullivan, A. Slawinski, K. Thompson, R. Yoder  
**MEMBERS ABSENT:** L. Laskey, J. Schimpke  
**OTHERS PRESENT:** Jon Rose (City Code Administrator), Dale Picardat, R. Ben Bifoss (City Manager), Tom Kubanek, Sherry Worm, Mark Quinn (Manistee County Bar Assn.), Donald Gamache, Robert Cornwell

### PUBLIC HEARING:

#### PROPOSED TRANSITIONAL DISTRICT-

Yoder explained the purpose of the hearing and opened the meeting for public comment.

**BIFOSS:** The City Council Ordinance Committee desire to have a prohibition on converting dwellings into commercial uses, which is not included in the ordinance being considered. If adopted by the City Council, this prohibition might be added.

**JOHNSON:** The Planning Commission at its last regular meeting were unanimously agreed that a conversion of a dwelling into commercial use would be best handled on a case by case basis.

There being no further comments, the hearing adjourned at 7:05 p.m.

#### TECHNICAL CORRECTIONS-

Called to order at 7:05 p.m. and Johnson outlined the technical corrections being considered. Yoder then opened the meeting for public comment.

There being no comments, the hearing adjourned at 7:06 p.m.

### SITE PLAN REVIEWS:

#### JOHNSTON MARINA STORAGE:

A site plan for a proposed 10 x 20 storage building at the marina was presented for review. It was noted that the plan does not meet the requirements of the ordinance, but also that the application packet was obtained before the new instruction insert was prepared. It was also noted that the applicant began construction before any plans or applications were submitted for review. Following discussion, it was moved by Lakos, supported by Bruchan, to table review of the plan until our regular meeting next week, ask that the code administrator issue a stop work order, and have applicant submit a proper site plan for review. MOTION CARRIED.

#### AMERICAN JUDICATURE SOCIETY MEMORIAL:

Mark Quinn, representing the Manistee County Bar Association, made a presentation for the placing of a 18 x 24 bronze placque in the marina park commemorating the founding of the American Judicature Society here in Manistee. The plans are to mount the placque on a boulder. The boulder being considered is approximately 5 by 6 feet. It was felt that a boulder of this size is bigger than most envision for such a memorial. A dedication of the memorial is being planned for May 30th. It was moved by Sullivan, supported by Slawinski, to allow the placque to be placed in the marina park. MOTION CARRIED. Recommendation for area of placement will be considered at the regular meeting next week.

**ENDUROGLASS PROJECT:**

Robert Cromwell, an architect representing Enduroglass, made the presentation. In as much as this was the first opportunity for the commission to review the plan, it was moved by Lakos, supported by Slawinski, that any action on the plan be tabled until our regular meeting next week. MOTION CARRIED.

One question asked during the discussion, which is not currently addressed in the ordinance, is concerning an expiration time on a plan if work is not begun.

**OTHER BUSINESS:**

**M55 PROPERTY:**

Bifoss advised the commission of a potential sale for the land along M55, on which the city has public use rights, and on which the commission, at its March meeting, took action to recommend to the City Council that appropriate action be taken to ensure that the property be reserved for "recreation and open space use". The proposed use of the property, if sold, would be for a Class III, monofill, landfill for industrial ash. Bifoss asked the commission to consider amending our previous recommendation regarding recreation and open space use, and consider recommending the city relinquish its interest in the property in question. Following discussion, it was moved by Slawinski, supported by Lakos, that we recommend to the City Council that the city adopt and retain a "recreation and open space" use of the property, as previously recommended. MOTION CARRIED.

**CONSIDERATION OF MATTERS:**

**TRANSITIONAL DISTRICT:**

Following discussion, it was moved by Sullivan, supported by Thompson, that we recommend the adoption of the proposed ordinance, without any prohibition to the conversion of current dwellings into commercial. MOTION CARRIED.

**TECHNICAL CORRECTIONS:**

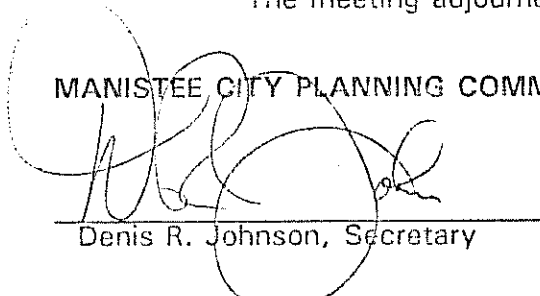
It was noted that there could very possibly be some additional corrections or changes in the near future. Rather than constantly bring small changes to the City Council, it was the consensus of the commission to delay recommendation until a decision is made on the other items.

**ADJOURNMENT**

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

The meeting adjourned at 8:30 p.m.

**MANISTEE CITY PLANNING COMMISSION**

  
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Denis R. Johnson, Secretary