

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

MAY 2, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, May 2, 1991 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:15 P.M. by chairman, Roger Yoder.

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, L. Laskey, J. Lakos, J. Schimke, A. Slawinski, R. Yoder

**MEMBERS ABSENT:** D. Sullivan, K. Thompson

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Dale Picardat, R. Ben Bifoss (City Manager), Donald Gamache, Bob Cornwell, Kevin Braciszkeski (Manistee News Advocate)

**PUBLIC HEARING:** None

### SITE PLAN REVIEWS:

#### JOHNSTON MARINA STORAGE:

A site plan for a proposed storage structure was presented by the city code administrator. Following discussion it was moved by Lakos, supported by Slawinski to accept the site plan, as construction had already been started, but was stopped pending planning commission action. MOTION CARRIED.

#### McWATT - PROPOSED HOME ON HARBOR DRIVE:

City Code Administrator, Jon Rose, presented a site plan for a proposed home on Harbor Drive. He indicated that the plan met ordinance requirements, except for height, under the formula set by the Zoning Board of Appeals. It was moved by Johnson, supported by Schimke, to approve the plan, subject to Zoning Board of Appeals action concerning the height. MOTION CARRIED.

#### ENDUROGLASS PROJECT:

The plan for the project was reviewed at the meeting of April 24th. Bob Cornwell, architect of the project indicated that one change has been made since that meeting, that being the distance between the existing structure and the two proposed structures to the north has been increased the 20 feet, so in case of a lot split, both structures would meet set backs. Discussion followed, with comments including: whether the industrial park is in an appropriate location (the City Council on May 7th will consider a resolution on this matter) and the need for architectural controls for industrial park property. It was moved by Schimke, supported by Lakos, to approve the plan as submitted with the change of distance between the existing and proposed buildings. MOTION CARRIED. [Bruchan opposed]

#### AMERICAN JUDICATURE SOCIETY MEMORIAL:

Bifoss indicated that a committee of city staff reviewed the City Marina grounds for a good location for the memorial. Two sites are being considered. One site would be on an existing cement pad in the western part of the grounds and the other being immediately south of the marina building. Discussion followed on the matter, with references to the recent frequency of requests for locating plaques in the city. It was moved by Slawinski,

**AMERICAN JUDICATURE SOCIETY MEMORIAL:**

(continued) supported by Lakos, that the site selection be left up to the city staff, but limiting the boulder to not more than 3 feet by 3 feet in size, and that work begin on developing a city policy in regards to the placement of memorial plaques on city property. MOTION CARRIED.

**QUESTIONS & CONCERNS:**None

**CONSIDERATION OF MATTERS:** None

**MINUTES** It moved by Lakos, supported by Slawinski, that the minutes of the April 4th and 24th meetings be approved. MOTION CARRIED.

**SIGN ORDINANCE**

A brief report was given by Laskey. Draft copy should be ready next month. It was asked if the memorial placque problem could be addressed under the sign ordinance, however more work would be needed on this question.

**MASTER PLAN AMENDMENTS**

No Report.

**ORDINANCE AMENDMENTS:**

Discussion was held concerning other amendments needed in the zoning ordinance. Those include waterfront setbacks in C-4 & R-5 Districts, whether marinas should be a permitted or special use along the river front area, as well as others. Slawinski, Johnson and Rose will work on the matter and report back at the next regular meeting.

**CITY UPDATE**

Picardat reported:

- A. Riverwalk II
  - Contractor has been selected for boardwalk.
  - Consumers currently working on burying conduit for utilities.
  - Terry Fink has been hired to connect new electrical lines to the buildings and the bridge from the new Consumers underground service.
- B. City Hall Ramp
  - Contract has been signed with Don Alfred to construct the ramp.
- C. North Shore
  - Curb forming machine currently in use. Laid approximately 2500 feet the first day.
- D. Bandshell
  - Copper roof currently being installed.
- E. Prison & Northside Sewer Projects
  - Bids are currently being reviewed.
- F. City Garage
  - Being looked at for needed improvements.
- G. Veterans Drive
  - Progressing very slowly.

**D.D.A.**

Laskey reported that:

1. They have reviewed priorities and worked on their budget.
2. Send parking surveys to downtown merchants.
3. Have reprinted the Downtown Development and Restoration Plan.

**ZONING BOARD OF APPEALS**

Johnson gave brief report on board's activities and upcoming appeals.

**SITE PLAN REVIEW &  
HISTORICAL OVERLAY COMMITTEE**

No report.

**M.S.P.O. HONORS AWARD:**

Discussed entering a candidate for the award. It was moved by Slawinski, supported by Lakos to authorize Picardat to prepare application for review and approval by the commission chairman. MOTION CARRIED.

**SITE PLAN REVIEW:**

Rose distributed a check off list that he proposes to use when reviewing a site plan for completeness, prior to submitting it to the planning commission. Following discussion, it was suggested that the size of the building be added.

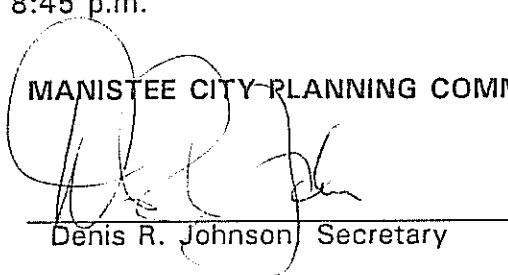
Rose also distributed copies of inserts that were prepared by Johnson, that will be included in the building permit applications, which outlines all items that are required on the respective site plans.

**ADJOURNMENT**

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

The meeting adjourned at 8:45 p.m.

MANISTEE CITY PLANNING COMMISSION



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Denis R. Johnson Secretary

