

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JUNE 6, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, June 6, 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, J. Lakos, J. Schimke, A. Slawinski, K. Thompson, R. Yoder

MEMBERS ABSENT: L. Laskey, D. Sullivan

OTHERS PRESENT: Jon Rose (City Code Administrator), Dale Picardat, Donald Gamache, Art Schwaiger, Gary Schwaiger, Ken Skay, Carol Krantz, Marjorie Johnson, Sherry Worm

PUBLIC HEARING: None

SITE PLAN REVIEWS:

SCHWAIGER CHINESE RESTAURANT (Preliminary)

A preliminary site plan for a proposed chinese restaurant at the site of the former Dairy Depot was presented by architect, Ken Skay. The restaurant will be known as the "Fortune Cookie". During the discussion, some of the items noted were, reuse of existing structure, project uses area included in alley, the access drive cannot be located in front of parcel, parking in lot 12 would be in required set back area and a problem with the ordinance requirement of 200' frontage on Cypress Street as most blocks have a total frontage of approximately 240', not including the alley. Following discussion, it was decided to review the matter further at a special meeting on Monday, June 17th at 7:00 p.m.

KRANTZ - PROPOSED BED & BREAKFAST AT 435 FIFTH STREET:

Carol Krantz presented a site plan for a special use permit for a Bed & Breakfast at 435 Fifth Street. There would be a maximum of four rooms available. It was noted that there would need to be off street parking, with one space for each room and two for the owner. It was also noted that the state does not have barrier free requirements for b&b's with less than eight rooms. A public hearing on the application was scheduled for Monday, June 17th at 7:00 p.m.

GAMACHE - PROPOSED ADDITION TO DOCKSIDE RESTAURANT:

Donald Gamache presented a plan for a proposed addition to the northwest side of his building on River Street. Following discussion, it was moved by Lakos, supported by Slawinski, that plan be approved subject to the approval of the Historic Overlay District Review Committee. MOTION CARRIED

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES It moved by Lakos, supported by Slawinski, that the minutes of the May 2nd meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given indicating that Schindler had made a presentation of the proposed ordinance to the DDA and that other than some concern about the number of signs permitted on one building, their reaction was favorable.

MASTER PLAN AMENDMENTS

No Report.

SITE PLAN REVIEW POLICY:

Johnson reported that in Section 9402 of the zoning ordinance in regards to site plan reviews, it requires the planning commission to adopt a policy in regards to reviewing the different types of plans. As a result he and the city code administrator drafted the following policy:

BASIC SITE PLANS: SHALL ONLY BE SUBJECT TO REVIEW BY THE CITY CODE ADMINISTRATOR.

MEDIUM SITE PLANS:

NEW SINGLE FAMILY HOMES -

SUBJECT TO REVIEW BY CITY CODE ADMINISTRATOR, WITH HIS OPTION TO REFER TO THE PLANNING COMMISSION OR SITE PLAN REVIEW COMMITTEE.

NEW MULTI-FAMILY HOMES -

SUBJECT TO REVIEW BY THE PLANNING COMMISSION.

NEW NON-RESIDENTIAL STRUCTURES -

SUBJECT TO REVIEW BY THE PLANNING COMMISSION.

ADDITIONS TO NON-RESIDENTIAL STRUCTURES -

SUBJECT TO REVIEW BY THE CITY CODE ADMINISTRATOR AND SITE PLAN REVIEW COMMITTEE, MEETING AS A COMMITTEE, WITH OPTION TO REFER TO THE FULL PLANNING COMMISSION.

DETAILED SITE PLANS: SHALL ONLY BE SUBJECT TO REVIEW BY THE PLANNING COMMISSION.

It was moved by Slawinski, supported by Lakos, that the proposed policy be adopted. MOTION CARRIED.

ORDINANCE AMENDMENTS:

A brief discussion was held concerning some of the proposed amendments as presented by Johnson.

CITY UPDATE

Picardat reported:

- A. Riverwalk II
 - Consumers hope to have the new lines in operation in the next 1 - 2 weeks.
 - Concrete should be in by the 4th of July and decking and landscaping by the end of July.
- B. City Hall Ramp
 - Project about half done.
- C. North Shore
 - Road paved and dedicated.
 - No sidewalks in place yet, but will be before 5th Avenue is cut off.
 - No additional information on the Corps permits.

D.D.A.

Thompson reported that:

1. They have been working on their goals and objectives.
2. Have received a proposal from a marketing group.
3. Held a closed meeting in regards to land acquisition.
4. Reviewed and discussed proposed sign ordinance.
5. Completed final review of Riverwalk I project.

ZONING BOARD OF APPEALS

Johnson gave brief report on board's activities.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

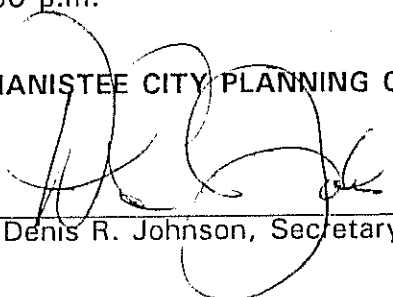
A brief discussion was held.

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 9:50 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

