

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JUNE 17, 1991

A special meeting of the Manistee City Planning Commission was held on Monday, June 17, 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 7:07 P.M. by Vice-Chairman Dennis Sullivan.

MEMBERS PRESENT: D. Johnson, L. Laskey, J. Schimke, D. Sullivan, A. Slawinski, K. Thompson
MEMBERS ABSENT: R. Bruchan, J. Lakos, R. Yoder
OTHERS PRESENT: Jon Rose (City Code Administrator), Dale Picardat, R. Ben Bifoss (City Manager), John Kuenzli, Art Schwaiger, Carol Krantz, Marjorie Johnson, John Lynn

PUBLIC HEARING:

PROPOSED SPECIAL USE PERMIT FOR BED & BREAKFAST AT 435 FIFTH STREET:

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

SCHWAIGER: Spoke in favor of the proposed use.

The site plan was presented and discussed.

SULLIVAN: Inquired as to the maximum number of rooms to be rented.

KRANTZ: Advised that there would be a maximum of four.

Discussion followed regarding the number of off street parking places that would be needed and if screening would be needed.

KRANTZ; Advised that screening probably not be needed because the south property line is a wooded berm and the property immediately to the west is a church parking lot.

There being no further questions or comments, the hearing adjourned at 7:15 p.m.

SITE PLAN REVIEWS:

SCHWAIGER: FORTUNE COOKIE CHINESE RESTAURANT:

A site plan for a proposed chinese restaurant on the site of and utilizing the building of the former Dairy Depot was presented for review. Bifoss indicated that he and a committee of city staff have reviewed the proposed project in relation to the zoning ordinance and recommend that the plan be handled as existing and non conforming, with the exception of the following items which would require action by the zoning board of appeals: the proposed addition exceeds the maximum allowed (50%), with a change in parking on lot 12 to eliminate parking in the required front set back area, they will be short two required parking places, the drive on lot 12 would be in the required front set back, placement of sign in any area excepting on the front facade.

Following discussion, it was moved by Johnson, supported by Schimke, that the site plan be approved, provided that variances are granted by the Zoning Board of Appeals in regards to the proposed addition exceeding the maximum 50% allowed, the lack shortage of two required parking places, allowing the drive area for parking on lot 12 to be in front set back area, and the placement of the sign AND IN ADDITION, screening shall be installed along the south property line of lot 12 along the parking area to the edge of the green space, curbing shall be installed along parking areas on

SCHWAIGER (Continued)

the alley and along the sidewalk on the north of the building AND the parking area next to the building shall be shifted to the east to provide for a 24 foot access drive. MOTION CARRIED.

MANISTEE VILLAGE DEVELOPMENT - SALES OFFICE:

John Lynn, representing the Manistee Village Development, made a presentation in regards to modifying the PUD plan for the North Shore Development slightly to provide for a 1500 square foot Sales Amenity Office on the site, rather than a temporary structure, in the area previous designated for a bathhouse, which later would be used for the marina. The question raised was if the proposed structure would be in keeping with the approved PUD? It was noted that all exterior plans would have to be approved by the Historic Overlay District Review Committee, who serve as the architectural committee on the project. It was moved by Slawinski, supported by Laskey, to approve the site plan for the sales office. MOTION CARRIED.

MANISTEE ELKS LODGE- DECK PROJECT:

John Kuenzli, representing the Elks Lodge, made the presentation. Following discussion, it was moved by Johnson, supported by Schimke, to approve the plan, subject to approval of the Historic Overlay District Review Committee. MOTION CARRIED.

CONSIDERATION OF MATTERS:

SPECIAL USE PERMIT FOR A BED & BREAKFAST AT 435 FIFTH STREET:

The application for the special use permit was discussed. Following discussion, it was moved by Laskey, supported by Slawinski, that the Special Use Permit for a Bed & Breakfast [SIC CODE 7011] at 435 Fifth Street be approved, but subject to the following conditions:

1. There shall be a minimum of one parking space per sleeping unit plus two parking spaces for the property owner, for a total minimum of six parking spaces (as a total of four rooms will be available for rent) all of which will be hard surfaced and marked, according to code.
2. The permit holder shall secure and maintain all required permits, which include, but not limited to, those issued by the health department.
3. Signage shall be restricted to the maximum allowed for a home occupation in a residential district, that being three square feet, unlighted and mounted flat against the building.
4. As a bed and breakfast, no conference/meeting rooms will be allowed, nor shall meals be prepared and served to paying guests.

MOTION CARRIED.

OTHER BUSINESS:

HISTORIC OVERLAY DISTRICT REVIEW COMMITTEE:

Rose expressed concern with having a quorum of commission members available to act on the committee, should one or more of the appointed members be unable to serve at a particular meeting. He asked about the appointing of alternate members. It was moved by Laskey, supported by Slawinski, that the other members of the planning commission may serve as an alternate member of the Historic Overlay District Review Committee, should a regular member be unable to serve at a particular meeting. MOTION CARRIED.

WATER FRONT SETBACKS:

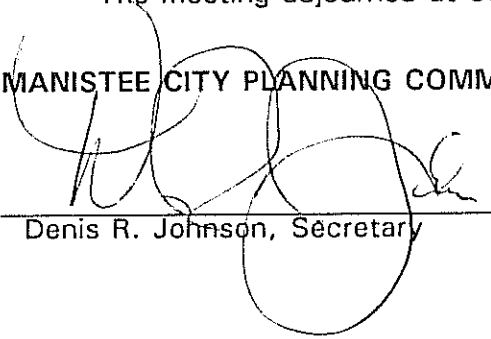
Johnson indicated the need to consider further the question of waterfront setbacks along the river. It was felt that we might get a better prospective if the commission

WATER FRONT SETBACKS (Continued)

viewed the Riverwalk area first hand. It was moved by Slawinski, supported by Sullivan, that the meeting be adjourned, and that members present serve as a committee, to view the area of the Riverwalk in regards to set backs and make recommendations for the next regular meeting in July. MOTION CARRIED.

The meeting adjourned at 8:20 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

