

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JULY 11, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, July 11, 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 7:17 P.M. by chairman, Roger Yoder.

MEMBERS PRESENT: R. Bruchan, D. Johnson, L. Laskey, J. Schimke, A. Slawinski,
K. Thompson, R. Yoder
MEMBERS ABSENT: J. Lakos, D. Sullivan
OTHERS PRESENT: Jon Rose (City Code Administrator), Art Schwaiger

PUBLIC HEARING: None

SITE PLAN REVIEWS:

SCHWAIGER CHINESE RESTAURANT

An amended site plan for a proposed chinese restaurant at the site of the former Dairy Depot was presented by Art Schwaiger. The previous site plan was reviewed and approved at the June 17th, 1991 meeting of the commission. The amended plan shows the curbs, screening and wider service drive as recommended by the commission. The plan also showed an enlargement of the proposed addition by about 160 square feet. The additional size was needed to accommodate an efficiency kitchen, office, and larger than expected, state required barrier free rest rooms. A question was raised on how we can be sure that the seating proposed will be the actual seating and not more. It was moved by Slawinski, supported by Schimke, to approve the site plan. In further discussion, Thompson commented that some pedestrian side walk was lost when the new addition was enlarged and that maybe authorizing enlargement further to the east would be in order and not go as far to the south, to possibly regain some of that sidewalk. Schwaiger showed some preliminary floor plans for the kitchen, which would be located in the new addition. Slawinski withdrew his motion at this time.

It was moved by Thompson, supported by Bruchan to approve the site plan for a maximum structure of 2400 square feet, with a restriction that the portion of the new addition which is east from the center of the drive shall extend to the south from the original structure no further than 15 feet so to provide a five foot sidewalk. MOTION CARRIED.

C-TEC CABLE - PROPOSED 9 X 9 BUILDING:

Rose presented a site plan for a proposed 9 x 9 building to house additional cable tv equipment. It was noted that the site is in the R-5 residential district and that the operation is a non conforming use. A non conforming use can increase their facilities by no more than 50% and this project along with a previous addition to the main control building, stays well within the 50% allowed. There would be no problems with setbacks. Following discussion, it was moved by Bruchan, supported by Schimke to approve the site plan. MOTION CARRIED.

REITZ PARK - BATTING CAGES:

Rose presented a plan to install two batting cages in the Reitz Park Baseball field. Following discussion, it was moved by Schimke, supported by Slawinski, to approve the site plan. MOTION CARRIED.

COUNCIL ON AGING - GARBAGE ENCLOSURE:

The city received a request from the Council on Aging for an easement to allow them to construct a 5 x 10 foot enclosure along the south side of their building. The meeting recessed at 8:00 p.m. to view the site and reconvened at 8:31 p.m. Following discussion, which included suggestions for other locations for the enclosure, it was moved by Slawinski, supported by Schimke, to recommend to the City Council that deny the easement request, as the requested area is a public side walk and that closing this area would not be a benefit to the area nor to the public. MOTION CARRIED.

QUESTIONS & CONCERNS:None

CONSIDERATION OF MATTERS: None

MINUTES It moved by Slawinski, supported by Schimke, that the minutes of the June 6th and 17th meetings be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given by Laskey, with a recommendation that we should meet in a work session to review it further. A work session was scheduled for Tuesday, July 30th at 7:30 p.m. on the Third Floor of the Ramsdell Building, using the Maple Street entrance.

MASTER PLAN AMENDMENTS

No Report.

ORDINANCE AMENDMENTS:

Johnson presented a draft of proposed amendments to the zoning ordinance that he and Rose had been working on, as directed by the commission at a previous meeting. It was suggested that on the Waterfront Yard setbacks, the non-variable distance should be changed from 7 to 25 feet. It was felt that the members should review the draft further between now and our next regular meeting so that possible action could be taken to set a public hearing.

CITY UPDATE

Rose reported:

The Johnston marina storage building, as approved a couple of months ago is now in the process of being changed to a restroom/shower building.

D.D.A.

No Report

ZONING BOARD OF APPEALS

Johnson gave brief report on board's upcoming activities.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A brief report was given by Thompson, which included action by the committee to change the required setback for the new Methodist Church sign. The commission previously issued a special use permit, using recommendation from Public Safety Director Hornkohl, requiring that the sign be placed six feet further back than shown on the site plan. In subsequent meetings with Mr. Solberg from the church and Mr. Hornkohl, Mr. Hornkohl indicated that he felt keeping the sign four feet back from the sidewalk would be adequate, thus the

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE (continued)**

committee modified the setback requirements to four feet from the sidewalk. A written copy of the setback recommendations from Mr. Hornkohl is being obtained for the files.

The committee also acted on plans for the Northshore Project Sales/Marina Office, an addition to Dr, Jeff Payne's office and a deck at the Elks Club.

STREET VACATION:

The city has received a request to vacate a portion of Tenth Street, between Cypress Street and U.S.31, in the area being considered for a McDonald's Restaurant. The street in question is platted, but has never been developed and probably would never be developed do to slope involved and where it would enter onto the highway. Slawinski indicated that there is a sewer line that runs under that right-of-way. Following discussion, it was moved by Johnson, supported by Schimke, to recommend to the City Council that they show no objection to the vacation, but that the City should maintain an utility easement for any utilities located on that right-o-way. MOTION CARRIED.

RIVERFRONT LEASE:

Yoder read a letter from the City Manager relative to a request from Michael Moran to lease a 33 foot piece of river frontage on the Manistee River channel where Division Street intersects with the river between Hokanson Camera and Third Coast Shirt Factory. It was noted that Mr. Moran is a member of the City Harbor Commission. Following discussion, it was moved by Thompson, supported by Laskey, the we recommend that at the present time the City should reserve this road end frontage for future expansion, as there are adequate boat slips available in the area and until definitive plans have been developed for the continuation of the Riverwalk through the area. Also, in light of the fact that the applicant is a member of the Harbor Commission, when the parcel is made available for lease, a public notice should given, so that there can be no implied conflict of interest. MOTION CARRIED.

STREET CLOSING-

Thompson asked if any a street in the city is being considered for closing, would the planning commission be involved in the process. It was felt that we would.

ADJOURNMENT

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

The meeting adjourned at 9:47 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

