

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

AUGUST 1, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, August 1, 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, J. Lakos, L. Laskey, J. Schimke, A. Slawinski, D. Sullivan, K. Thompson, R. Yoder

MEMBERS ABSENT:

OTHERS PRESENT: Jon Rose (City Code Administrator), Kay Wagner, Sam Miller, Bob & Charlotte McKay.

PUBLIC HEARING: None

SITE PLAN REVIEWS:

HANDICAPPED RAMP AT 7th DAY ADVENTIST CHURCH-

A site plan for a small addition and handicapped ramp at the 7th Day Adventist Church was reviewed and discussed in light of the fact that churches are special uses, not permitted uses in the district. It was moved by Sullivan, supported by Slawinski, that the project :

1. Should be treated as a non-conforming use, which allows a facility to increase in size up to 50%;
2. The concrete ramp should be considered a sidewalk, which is allowed in any yard.
3. Approve site plan, providing the Zoning Board of Appeals grants a variance for the front yard set back from 25 to 24 feet.

MOTION CARRIED

SENG STORAGE BUILDING-

Rose presented a site plan for a proposed addition to Mr. Seng's facilities on East Street to replace a cement plant that was previously demolished, which would be used for storage. It was moved by Lakos, supported by Slawinski, to approve the plan. MOTION CARRIED.

Brief discussion followed concerning the need to update our site plan requirements so that the whole plan can be presented on one sheet, rather than on multiple sheets, as was Mr. Seng's plan.

QUESTIONS & CONCERNS:

KAY WAGNER - CLOSING OF CEDAR STREET HILL

Kay Wagner made a presentation on her proposal to close Cedar Street between Second and Third Streets. She outlined her activities concerning the matter by distributing a chart showing the number of residences in the area which have been contacted in the immediate area in regards to the closing and their opinions. Brief discussion followed. No action was taken as the matter is also being taken before the City Council, and the Commission will need to wait for their directives.

McKAYS - 10th AND CYPRESS STREET PROJECT

Yoder read a letter from Bob & Charlotte McKay, who expressed the following concerns in regards to the McDonald's restaurant project:

1. Access drives & traffic concerns;
2. Retention of a clump of locust trees which is a bird nesting area.

McKAYS (continued)

The McKays were advised that we can do nothing currently on the concerns, as we have not received a site plan to review on the project. It was moved by Sullivan, supported by Bruchan, that this letter and any others that we may receive on the matter be forwarded to the developers for their consideration. MOTION CARRIED.

CONSIDERATION OF MATTERS: None

MINUTES It moved by Slawinski, supported by Lakos, that the minutes of the July 11th meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A report on the outcome of the work session was given, including expressed problems and concerns. It was felt that another work session was needed to Charlevoix's sign ordinance. A work session was set for Wednesday, August 28th at 7:30 p.m. at city hall.

MASTER PLAN AMENDMENTS

No Report.

ORDINANCE AMENDMENTS:

Johnson presented a final draft of proposed amendments to the zoning ordinance. A few additional items were added. It was decided to hold a public hearing on the amendments at the next regular meeting on September 5th.

CITY UPDATE

No Report

D.D.A.

No Report

ZONING BOARD OF APPEALS

Johnson gave brief report on board's past and upcoming meetings.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A brief report was given by Thompson.

HISTORIC OVERLAY DISTRICT ORDINANCE

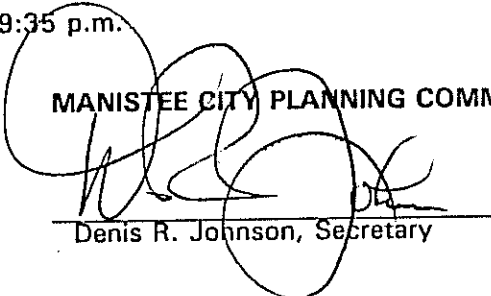
Johnson read a letter from the City Manager to the DDA concerning the possible need to rewrite the Historic Overlay Ordinance, which would include the formation of a separate commission to enforce it. No action was needed by the Commission, as the letter was for information only.

ADJOURNMENT

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

The meeting adjourned at 9:35 p.m.

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Denis R. Johnson, Secretary