

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

OCTOBER 3, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, October 3, 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 7:18 P.M. by chairman, Roger Yoder.

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

MEMBERS ABSENT: D. Sullivan

OTHERS PRESENT: Jon Rose (City Code Administrator), Kay Wagner, James Flemming, Norm Noble, Kristen Asiala (Manistee News Advocate)

PUBLIC HEARING: None

SITE PLAN REVIEWS:

McDONALD'S RESTAURANT-

James Flemming from McDonald's real estate division made the presentation. Proposed project located on approximately 1.85 acres at 10th and Cypress Streets- west of highway US31. It will be a 4100 square foot facility with 54 parking places, including handicapped and RV parking. It was noted that they will be needing to obtain variances for a curb cut onto US31, service drive in required set back area and for vehicles backing out of the parking area onto the service drive. They are still awaiting highway department (MDOT) requirements. Concerns were expressed about the need for the immediate not future construction of a sidewalk along US31, turning problems from and onto the highway, proposed retaining wall along Cypress Street and the possibility of the inclusion of a stairway on the south end of the wall. A great deal of discussion followed concerning their proposed "Golden Arches" which would be approximately 30 feet tall and 200 square feet in size. It was felt by members of the commission that the arches didn't need to be that high and that it may be in violate of the ordinance. Mr. Fleming stated that as a result of his studies, he finds that they cannot work with less than 30 feet and that they will not come in if required to have a sign of less than 30 feet. It was the feeling of the members that we should not take final action this evening, delaying for possibly two weeks to enable us the opportunity to study the plan closer. Mr. Flemming indicated that he would need to know sooner, due to the timing of their property options. It was decided that a special meeting be called for Tuesday, October 8th at 7:00 p.m. The commission members are to meet at the proposed site at 7:00 p.m. and then return to city hall to discuss the matter further and make a decision.

MANISTEE CLEANERS-

A site plan was presented by Rose for a roof addition to Manistee Cleaners for a conveyer system. Following discussion it was moved by Lakos, supported by Slawinski to approve the site plan. MOTION CARRIED (Thompson abstained).

ST. JOSEPH CIVIC CLUB-

An amended site plan was presented by Rose for a proposed addition to the Civic Club and parking. The change was the addition of an addition lot to the parking area to the south. It was noted that they have received a variance for set back from their west property line and from the required fence separating their property from that located on Lot 8. It was further noted that the variance received does not relieve them of the requirement of a fence separating them from lot 9 on the west and lot 3 on the south. It was moved by Slawinski, supported by Lakos, that the site plan be approved with the stipulation of the need for the required fences, as noted above. MOTION CARRIED (Thompson abstained).

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES It moved by Lakos, supported by Slawinski, that the minutes of the September 5th meeting be approved. MOTION CARRIED.

CLOSING OF CEDAR STREET BETWEEN 2nd & 3rd STREETS

Johnson indicated that all members had not yet received copies of the petitions and final map of the survey. He suggested that in as much as the hill has been closed until April and the City Council is not looking for an immediate answer, that the matter be tabled until the next regular meeting.

SIGN ORDINANCE

Bruchan reported on the committee activity for the past month. The Historic Overlay district is being excluded from the proposed ordinance, as it needs to be written separately. He indicated that we should meet as a group with Kurt Schindler to go over the information. It was decided to meet on Tuesday, October 8th, immediately following action on the MacDonald's site plan.

MASTER PLAN AMENDMENTS

No Report.

ORDINANCE AMENDMENTS:

The amendments were discussed, with further action at the next meeting.

CITY UPDATE No Report

LETTER FROM BIFOSS

Yoder read a letter from the City Manager which was in appreciation for our nominating him for the MSPO Administrator's Award.

D.D.A.

Laskey reported on:

1. Negotiating on a parcel of property west of Dick's Barber Shop.
2. Feel that the loan program is a success.

ZONING BOARD OF APPEALS

Johnson gave brief report on board's activities.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A brief report was given.

POLICY ON CITY FUNDED ATTENDANCE AT MEETINGS & WORKSHOPS

Yoder read a letter from Bifoss in regards to our need to adopt a policy of the commission granting approval for members to attend functions at city expense. It was moved by Lakos, supported by Slawinski, the planning commission adopt a policy where the commission, at a regular meeting, must approve requests for member(s) to attend to attend meetings or workshops at city expense, or reimbursement for monies paid for attendance at meetings/workshops with notice to the city office of the approval and amount the payment shall not exceed. Further the attendee(s) shall make report on the meeting/workshop. MOTION CARRIED.

COUNCIL WORK SESSION

Members were invited to attend a City Council Work session on Tuesday, October 15th at 7:30 p.m. The purpose of the work session is the revised schedule for the "Village at Manistee" project.

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 10:00 p.m.

MANISTEE CITY PLANNING COMMISSION


Denis R. Johnson, Secretary