

MANISTEE CITY PLANNING COMMISSION

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

NOV 25 1991

MEETING MINUTES

NOVEMBER 7, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, November 7, 1991 at 7:00 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:07 P.M. by chairman, Roger Yoder.

MEMBERS PRESENT: R. Bruchan, R. Franckowiak, D. Johnson, J. Lakos, J. Pruis, J. Schimke, K. Thompson, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), James Fleming (McDonalds), Jack Andrews, Rev. Ed Gilbert, Phyllis Gilbert, Bill Seng, Dale Picardat, Ben Bifoss (City Manager), Kevin Bracziewski (Manistee News Advocate), Ron Schultz (Abonmarche), Bob Van Alstine (Abonmarche), John Linn (Abonmarche), Terry Beier (DSL Development)

PUBLIC HEARING:

SPECIAL USE PERMIT FOR CHURCH AT 307 SIBBEN STREET-

YODER: Outlined the purpose of the public hearing and requested that Rev. Ed Gilbert summarize his request.

GILBERT: Proposed location was a previously a beauty shop and previous to that a restaurant and is a small building. He goal is to start a home missionary movement and the building is being offered by the owner to get them started.

YODER: Requested current and expected number in the fellowship, due to the limited parking on the site.

GILBERT: Currently there are ten members and with the small size of the building, it is perfect for what they need right now. If they greatly increased their numbers, they would have to move on to larger facilities.

SCHIMKE: Asked about the anticipated hours of use.

GILBERT: Sunday 9 a.m. to 12:30 p.m. and Wednesday evenings from 7 to 9 p.m. As the group enlarges, there will be bible studies and other activities, so the number of hours could increase.

SCHIMKE: Asked where most of the fellowship members were from.

GILBERT: All from the Manistee area.

SCHIMKE: Asked what they anticipate their membership to be a year from now, doubling possibly?

GILBERT: This is a new work and anticipates having to move on.

YODER: Asked Rose if there is any problem with a bar being in close proximity to a church.

ROSE: There is a consensus that bars cannot locate within 500 of a church, but a church can locate anywhere they want. Since the bar is already in existence, the setback requirement does not apply.

YODER: Indicated that all of the neighbors of the site were notified of this hearing and asked if there were any comments from neighbors at the hearing or by letter. None were noted. He indicated that the request would received consideration later in the meeting and adjourned the hearing at 7:11 p.m.

PROPOSED REZONING OF TWO PARCELS OF PROPERTY-

YODER: Called the hearing to order at 7:11 p.m. and asked either Johnson or Rose to explain the purpose of the rezoning.

JOHNSON: Outlined the purpose of the hearing, that being an error made when the zoning map was drawn. The first parcel in question was the Kraus Paint Company at 265 First Street. When the map was drawn, the line between the C-2 and R-4 districts was mistakenly drawn through the property, thus splitting between the two districts. It is proposed to rezone to make the whole parcel C-2 Commercial. The other parcel, which is located the southeast corner of the intersection the US31 and 12th street, was inadvertently omitted from the map when it was drawn. It is proposed to zone the parcel R-4 Residential to match the zoning of

PUBLIC HEARING:

PROPOSED REZONING (continued)

the adjacent parcels which are located east of US31. Indicated that he had received an inquiry in regards to the rezoning. The individual felt the all of the property should be made commercial, but had no objection to the rezoning the parcel residential.

YODER: Asked for comments. None were noted and the hearing was adjourned at 7:14 p.m.

PROPOSED AMENDMENT TO THE ZONING ORDINANCE-

YODER: Called the hearing to order at 7:14 p.m.

JOHNSON: Explained that present amendments were rewrites of the previous drafts, utilizing the critiques of Kurt Schindler and Ben Bifoss, with the addition of new amendments to change a word in the definition of height, to write a section concerning temporary structures and change marina standards from a permitted use to a special use in the respective districts. Kurt Schindler has made a couple of suggested changes which can be noted on the copies provided.

YODER: Asked for comments. None were noted and the hearing was adjourned at 7:16 p.m.

SITE PLAN REVIEWS:

McDONALD'S RESTAURANT-

Rose and Johnson advised the commission on the Zoning Board of Appeals actions to grant variances for curb cuts, backing into access drive, required front set back, elimination of the group sign requirement, permit retention of directional signs and the use of wedge lighting fixtures, but with conditions. Jim Fleming made the presentation on behalf of McDonald's. He indicated that the final grade plans have not been finished, and that he will be meeting Tuesday (11/12) with Michigan Dept. of Transportation (MDOT) in regards to their curb cut requirements. Discussion followed concerning the parking in the area designated for the future access road to the south. Fleming indicated that the company prefers to install permanent style curbing, acknowledging that when development does occur to the south, that it will have to be torn out. When asked about the seating capacity of the restaurant, so that parking requirements could be determined, Fleming indicated that final building style has not been decided so he could not provide those figures at this time. He requested that site plan approval be given for the project but to withhold building permits until the balance of required items are provided.

It was moved by Schimke, supported by Lakos, to approve the site plan subject to the submission and approval of final plans showing final grades, seating capacity, MDOT requirements and approvals and an easement issued to the city for the use of the access drive. **MOTION CARRIED.**

SIGNAGE FOR FMB/SECURITY NATIONAL BANK-

Rose presented FMB's proposed signage changes, which include a smaller clock sign at the auto bank and replacement of existing signage at the main branch with similar signage. It was moved by Franckowiak, supported by Lakos, to approve FMB's proposed signage changes. **MOTION CARRIED.**

MANISTEE VILLAGE PARTNERS-

Ron Schultz and Terry Beier made a presentation on the twenty-four proposed changes to the P.U.D. plan for the Village at Manistee (formerly the Northshore Project). parking area to the south. Following discussion, it was moved by Lakos, supported by Thompson, that we recommend to the City Council that the proposed changes be approved, with the exception of the parking at Fifth Avenue Beach and the public access to Diamond Cove (Man Made Lake), which should be deferred. **MOTION CARRIED.**

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES It moved by Lakos, supported by Franckowiak, that the minutes of the October 3rd meeting be approved. **MOTION CARRIED.**

SIGN ORDINANCE

Schimke lead a short discussion on the status of the ordinance. It was decided that a work session on the sign ordinance be held at our next regular meeting.

CLOSING OF CEDAR STREET BETWEEN 2nd & 3rd STREETS

A discussion was held concerning information and data received on the proposed closing of Cedar Street, between Second and Third Streets. Following discussion it was moved by Thompson, supported by Schimke, that we recommend to the City Council that Cedar Street, between Second and Third Streets, be maintained as a viable street, except during the winter months. That it further be recommended that pedestrian sidewalks and/or steps be installed to keep pedestrians off the roadway and that there be increased signage for the hill, warning of the intersection at Third Street and possibly changing that intersection to a three way stop. MOTION CARRIED.

ORDINANCE AMENDMENTS:

Johnson outlined changes in the proposed ordinance amendments, in comparison with previous drafts. He also outlined Schindler's recommended changes, including the placing of the proposed change to the subdivision ordinance under a separate amendment heading. Following discussion, it was moved by Thompson, supported by Pruis, that we recommend to the City Council that the proposed zoning ordinance amendments, correction of the zoning map and the amendment to the city's subdivision control ordinance be approve. MOTION CARRIED.

MASTER PLAN AMENDMENTS

No Report.

CITY UPDATE

Picardat reported on:

1. Status of the Recreation Center
2. Grants:
 - a. Bridge Renovation (fall/winter 1992)
 - b. Riverwalk West Grant approved-awaiting funding
 - c. Marina Grant for new rest room facilities-awaiting news.

D.D.A.

Picardat reported on:

1. Plan for Frank Gilbert, who is an expert on Historic Districts, to visit and meet with interested groups in regards to historic preservation.

ZONING BOARD OF APPEALS

Johnson gave brief report on board's actions concerning McDonalds.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A brief report was given by Thompson.

SPECIAL USE PERMIT FOR CHURCH AT 307 SIBBEN STREET

A discussion was held concerning the proposed special use permit for a church at 307 Sibben Street. It was moved by Schimke, supported by Lakos, that a Special Use Permit be granted, but with the following conditions:

1. The occupancy of the building shall NOT exceed thirty-five (35) persons.
2. That one of the off street parking spaces shall be hard surfaced and reserved for handicapped use by no later than July 1, 1992.

MOTION CARRIED.

POLICY ON CONFLICT OF INTEREST

Johnson presented a proposed policy concerning conflict of interest on matters that come before the commission. He asked that members review the document so that it can be discussed further at the next meeting.

ADJOURNMENT

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

The meeting adjourned at 10:26 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

