

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

FEBRUARY 6, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, February 6, 1992 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 7:15 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), Owen Finner, Cindy Finner, Delphine Gumieny, Myra Sundbeck, Matthew Pomeroy, Fred Dawe, Bruce Gockerman, Sophia Kubiskey, Ron Schultz, Terry Beier, John Faher, John Soltes, Jeannie Lewis, Pit Gamache, Tex Collins, Mike Zimmerman, Dale Picardat, Greg Steinberg, John Spratto, Tim Bottrell, R. Ben Bifoss (City Manager), Kristen Asiala Taylor (Manistee News Advocate).

PUBLIC HEARING: None

SITE PLAN REVIEWS:

Pomeroy PUD Sketch Plan-

Fred Dawe, an architect for F & S Development of Lansing, made the presentation of the proposed PUD. During the discussions, the following points were made:

1. Financing would be through MICHDA (Michigan Housing Authority) and that this would be a 80/20 project, where 80% would pay market rent and 20% would have subsidized rent. They projected the market rate for a two-bed apartment to be \$450/month and a three-bed apartment at \$550/month.
2. The buildings would be 'quad-plexes' and have two 2-bed apartments and two 3-bed apartments per building. There would be a total of 14 buildings or a total of 56 living units. No basements nor garages are being planned for the project.
3. After deducting the street right-of-way there would be a total acreage of 8.91 acres.
4. They plan to maintain the existing grade, rather than fill.
5. Concerns expressed included:
 - a. Storm water run-off.
 - b. The lack of play areas for children.
 - c. That the parking areas would be used for auto maintenance or garaging.
6. The company agreed to provide a list of their other developments so that interested persons could view them.

Review of the sketch plan was completed at 8:00 p.m. with no formal action taken. A five minute recess was called so that persons leaving would not disturb the remainder of the meeting.

Manistee Village Partners-

Ron Schultz made a presentation on the following:

1. Landscape Plan for the Bath House, Pool and Deck Area;
2. Public easements for access to Manmade will now be on both sides of the Thistle Conservation Easement; and
3. Changing the number of units in the Lakeshore units from six to four, because of demand. (No action needed on this item at this time.

It was moved by Lakos, supported by Bruchan, to approve items 1 and 2 above. MOTION CARRIED. Discussion followed concerning the title to the Thistle Conservation Easement, should the thistle colony die off. It was moved by Thompson, supported by Bruchan, that we suggest to the City Council that the City should negotiate with the developers to reach an agreement, so that should the thistle colony die off and the conservation easement cease, the title of that parcel would revert to the city. MOTION CARRIED.

Dunes Subdivision-

Ron Schultz made a presentation on the following:

1. They have found that platted lots are too big for the market and would like to increase the number of lots from nine to thirteen by reconfiguring lot lines. All resulting lots would conform to the zoning ordinance.

2. Requested authorization to install a 3 1/2' x 7 1/2' "subdivision" sign on lot #1 of the subdivision.

It was moved by Franckowiak, supported by Lakos, to recommend the lot splits to the City Council. MOTION CARRIED. It was moved by Lakos, supported by Bruchan, to approve the installation of a sign on lot#1 to signify entrance to the subdivision. MOTION CARRIED.

Signage for A & A Service-

John Faher addressed the commission on proposed changes to his current signage. The new signage would be 30" letters on a 5' grey covered parapet saying "NAPA Auto Parts". Some members felt that more complete plans should be submitted before consideration. It was noted that the building is NOT in the Historic Overlay District. Faher indicated that he would submit further materials on the sign, but it was noted that action to approve the sign by the commission would not be needed, because we do not have any ordinances in place which would allow the commission to make requirements for approval.

QUESTIONS & CONCERNS:

CONSIDERATION OF MATTERS: None

MINUTES It moved by Lakos, supported by Pruis, that the minutes of the meetings of January 9th be approved. MOTION CARRIED.

CONFLICT OF INTEREST POLICY

At the last meeting a draft of a conflict of interest policy was discussed. During that discussion it was felt that this policy, along with others that have been adopted by the commission should be included as a part of the commission's by-laws, as previously adopted. As a result, Johnson prepared a new copy of the by-laws, which included this policy and other policies. Following discussion and some minor modifications to the document, it was moved by Lakos, supported by Thompson, to adopt the amended by-laws, pending confirmation by the city council. MOTION CARRIED.

MASTER PLAN AMENDMENTS

Tabled.

SIGN ORDINANCE

Tabled until work session to be held later in the meeting.

MSPO TRAINING

Members were reminded of the up coming training sessions. Franckowiak and Pruis were interested in attending the Level I (Basic) session on March 10th in Ludington, Lakos was interested in attending the Level II (Advanced) session on April 14th in Cadillac and Thompson was interested in attending the Level II session on April 23rd in Lansing. It was moved by Schimke, supported by Bruchan, to approve the attendance and pay the registration for the above persons. MOTION CARRIED.

CITY UPDATE

No report

REPORT TO COUNCIL

Yoder indicated that he attended the last City Council meeting and made an annual report to the Council on the Planning Commissions activities for the past year.

D.D.A.

Picardat that the DDA has received twelve proposals for a Downtown Marketing Study. They are currently reconsidering the project mission statement.

ZONING BOARD OF APPEALS

No report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

No report.

VACATE PORTION OF LAKEVIEW AVENUE-

A request has been received to vacate a portion of Lakeview Avenue, opposite Lot 185 of Lake Michigan Heights, which was not vacated with the rest of the street in action taken previously. Following discussion, it was moved by Pruis, supported by Lakos, to recommend to the City Council that no objection be given to the vacating of that portion of Lakeview Avenue, opposite Lot 185 of Lake Michigan Heights Subdivision. MOTION CARRIED.

BRIDGE LIAISON COMMITTEE-

Picardat reported on the forming of a Bridge Liaison Committee in anticipation the major reconstruction work on the Maple Street Bridge next fall and winter.

WORK SESSION: SIGN ORDINANCE-

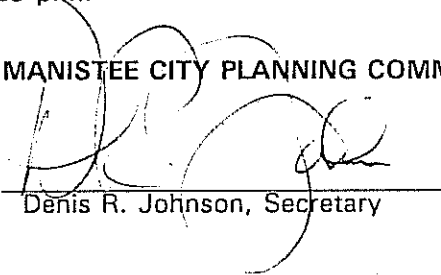
A work session on the sign ordinance was held. Opinion sheets were distributed for members to complete concerning sign sizes, etc. The sign committee will use this information in a meeting to be held on February 14th.

ADJOURNMENT

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

The meeting adjourned at 10:25 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

