

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

MARCH 5, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, March 5, 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), Ron Schultz, John Linn, Tex Collins, R. Ben Bifoss (City Manager), Kristen Asiala Taylor (Manistee News Advocate), Randy Witherspoon, Dale Picardat, Ervin Kowalski, Ed Greve.

PUBLIC HEARING: None

SITE PLAN REVIEWS:

Coast Guard Request Concerning Mooring Slips-

Bifoss spoke on behalf of the Coast Guard, who wish to construct, at government expense, mooring slips on the access channel to the new marina basin. The members indicated that they were in agreement with the conceptual plan, however no formal action was taken.

Manistee Village Partners-

Ron Schultz made a presentation on the following:

1. Lakeshore Building #2 - the company would like to change the density of this building from six to four units, because of marketing demands. This would eliminate the two town houses but maintain the ranch units. They still plan to develop the planned 44 units so there will be modifications of other units in the future. It was moved by Lakos, supported by Franckowiak to approve the modification of the plan for Lakeshore building #2. MOTION CARRIED.

2. Roadway endings and parking lots - Schultz and Bifoss made the presentation for the road endings and parking lots. There will no parking in the road endings and will be posted as such. The plan showed the parking lots at Fifth Avenue Beach area and the road endings there. It was moved by Franckowiak, supported by Lakos to approve the road endings and parking lots, subject to Parks Commission approval. MOTION CARRIED.

3. Focal Point Light House - A small light house was proposed for installation on the landscaped traffic island on Monroe Street. The light house would be approximately 21 feet tall and 6 feet in diameter, with some lighting in the beacon head. Some concern was expressed concern with the inclusion of the Partnership logo on the structure, which would be located on city property, but constructed and maintained by the company. It was asked if the light in the beacon head could act as a false navigation light. It was moved by Pruis, supported by Franckowiak, to approve the Focal Point Light House, subject to approval of the Historic Overlay Review Committee and the U.S. Coast Guard. MOTION CARRIED.

DDA Downtown Signage-

Randy Witherspoon of the Manistee Merchants Association, spoke on the proposed signage which is joint DDA and Merchants Association project. The proposed sign would be 4 x 8 feet and located on city right of way, that being the Lake Street right of way at Cypress Street. It was moved by Lakos, supported by Bruchan, to give conceptual approval of the proposed signage and to recommend to the City Council that its location be on city's Lake Street right of way. MOTION CARRIED (Thompson abstained).

Vacation of a portion of Center Street-

Ervin Kowalski and Ed Greve, representing the Knights of Columbus addressed the commission in regards to vacating a portion of Center Street which runs through the middle of their property between US31 and Twelfth Street. They were requesting the vacation to eliminate a street or service drive going through the middle of their property. Included in the discussion was the need to provide a service drive to run parallel to the highway as provided in that district by the zoning ordinance. It was suggested that a trade off may be in order. In exchange for approval to vacate Center Street between the highway and Twelfth Street, the Knights of Columbus give the city and easement for a 24 foot right of way along their property bordering on the highway for a future service road. In as much as the K of C representatives could not make such a commitment at this time, it was moved by Thompson, supported by Pruis, to table the matter until our regular meeting on Thursday, June 4th. MOTION CARRIED.

Encroachment request-

Johnson advised on this request, that he, Thompson and Franckowiak would be abstaining from any action on grounds of conflict of interest.

Johnson, as owner of Johnson Funeral Home, is requesting permission from the city to locate a handicapped ramp in the front of the building on the city's Water Street right of way, as a part of their on going facility remodeling to make the facility more handicapped accessible. Extensive discussion followed due to the concern about setting a precedence for downtown merchants constructing similar structures on the sidewalks in front of their stores. Following discussion, it was the unanimous decision of those members voting, with Johnson, Franckowiak and Thompson abstaining, to recommend that City Council approve the encroachment request for the following reasons:

1. The structure is located in neither the DDA, nor Historic Overlay Districts and is built to a zero lot line, thus providing no front yard to work with;
2. The sidewalk services exclusively the funeral home as there are no other businesses in the immediate area on that side of the street. All sidewalks on the north side of River and Water Streets terminate at the west end of the funeral home building.
3. The owner has need to provide additional handicapped facilities for the people he serves and which is the goal of the state and federal statutes for all commercial buildings.
4. The owner has been researching the historical background of his building, which was originally built as a railroad depot in about 1915, for possible inclusion on a historical register and wants to maintain the historical integrity of the structure. Thus he wants to use existing door openings rather than cutting new holes through the walls. The proposed ramp would service a new entrance, which was originally the baggage entrance for the depot.
5. With the proposed ramp installed, there would still be five feet of sidewalk provided between the ramp and curb. Snow removal from the sidewalk is handled exclusively by the building owner and staff.
6. The owner understands that if the request is approved, he does not receive title to the underlying property.

MOTION CARRIED.

QUESTIONS & CONCERNS:

CONSIDERATION OF MATTERS: None

MINUTES - It moved by Lakos, supported by FRANCKOWIAK, that the minutes of the meeting of February 6th be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS

Tabled.

SIGN ORDINANCE

A report was given by Bruchan with discussion following. It was decided to have another work session on Thursday, March 19th at 7:00 p.m. to continue work.

CITY UPDATE

Picardat reported:

The Maple Street Bridge Liaison Committee has been formed and have met. They have prepared a tentative scheduling for the project and are studying the impact on area businesses. They have suggested two way traffic on River Street for the five month period and the ticketing of vehicles parked on River Street in excess of two hours, providing the Merchants Association endorses the recommendation.

Cost to the city for project is 5% plus \$200,000 for engineering. Scheduling for the project calls closing the bridge for vehicular traffic on 1/3/93, opening for boat traffic in 4/93 and for vehicles in 6/93.

D.D.A.

Picardat reported on:

1. Retail Market Study - there were twelve bidders, which were screened down to four. Final selection scheduled for March 16th.
2. They have received copies of the first draft of the proposed new Historic Overlay District from Frank Gilbert. Planning Commission members should be receiving copies to review in the next couple of weeks.
3. Dr. Ron Gardin has purchased the Butler building downtown for offices and is giving consideration to providing public rest room facilities.
4. They discussed the possibility of grading and paving on the newly acquired DDA parking lot on River Street, next to Dick's Barber Shop.

ZONING BOARD OF APPEALS

No report.

SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

Thompson reported that the Vogue Theater is planning to remove the stucco from the side of their building and paint it.

PARKING LOT STANDARDS-

During the discussion concerning the Fifth Avenue parking lots, the matter of the size of parking spaces was discussed. Our ordinance calls for spaces which are ten feet wide and twenty feet long. Rose suggested that change may be in order to meet industry standards of nine feet wide and eighteen feet long, per the American Institute of Architectural Standards. It was felt that a change may be in order, so public hearing should be held at the next regular meeting.

PUBLIC HEARING FOR ZONING AMENDMENTS-

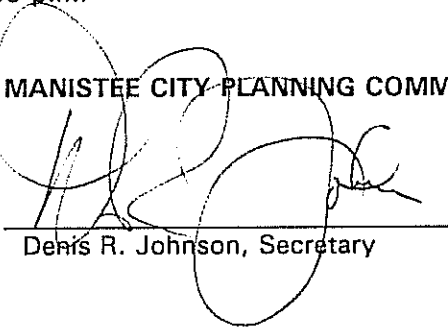
While discussing possible zoning amendments, Johnson and Rose suggested that some additional special uses be included for the residential districts and an amendment to the special use standards in a residential district. Therefore, at the next regular meeting of the commission on Thursday, April 2nd, a public hearing will be held to receive public comment on the following proposed amendments:

1. Size of Parking Spaces
2. Special Uses for R-4 District
3. Amendment to and notation of Special Use Standards for residential districts.

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 10:35 p.m.

MANISTEE CITY PLANNING COMMISSION


Denis R. Johnson, Secretary