

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JUNE 4, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, June 4, 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, A. Slawinski, K. Thompson, R. Yoder

MEMBERS ABSENT: J. Pruis, J. Schimke

OTHERS PRESENT: Jon Rose (City Code Administrator), Ben Bifoss (City Manager), Don Olesziewski, Tom Culbert, Michael & Jill Steinberg, Dan Bathrick, Duane Jones, Don Jennings, Ervin Kowalski, Alvin Janowiak, Tex Collins

PUBLIC HEARING: None

SITE PLAN REVIEWS:

VOYAGERS COVE MOTEL (PRELIMINARY)-

Kendra Thompson made the presentation on behalf of the Olesziewski's, who own the property. Being proposed is a 27 unit motel with most of the units located on the second story of the proposed structure. It was noted that parking will have to be provided for the motel, marina and retail store on the site plan. She was provided a copy of all the various zoning requirements which would impact the plan, for her use and forwarding to the owners. Following discussion, there was a consensus to approve the preliminary plan, however no formal action was taken.

HARBOR VILLAGE DIRECTIONAL SIGNS & LIGHTING-

Rose made the presentation on behalf of the developers. The proposed signage and lighting has been reviewed and approved by the Historic Overlay Review Committee. It noted that the lighting would be non-high pressure sodium and the signage would be on site. Following discussion, it was moved by Lakos, supported by Slawinski, to approve the proposed lighting and signage proposal. MOTION CARRIED.

FILLING STATION ANTIQUES SIGNAGE-

Rose made the presentation on behalf of the owner of the property which is located on the corner of River and Division Streets, the site of a former filling station. Being proposed is the use of a old dairy truck, on which the signage for the store would be painted with the vehicle parked in the lot. Thompson indicated that she would have to abstain from any action on this matter. Questions were raised as to where the vehicle would be parked, what make and year of vehicle would be used, would the vehicle be operational and would it be a licensed. If it wasn't licensed, there was concern as to how it would be addressed in relation to the city's junk auto ordinance. It was moved by Franckowiak, supported Lakos, to table the matter due to the lack of needed information. MOTION CARRIED (Thompson abstained) It was noted that the owner would like to open before the 4th of July. It was moved by Slawinski, supported by Lakos, to authorize the Site Plan Review Committee to act on behalf of the commission to help expedite the matter. MOTION CARRIED (Thompson abstained)

JAYCEE BANDSTAND DONOR BOARD-

Dan Bathrick, Chairman of the Jaycees Bandstand Committee, made the presentation. The proposed sign would be 4 feet wide by 6 feet high, constructed of redwood with the names of the 200+ donors to the project sandblasted into the wood, using a Perpetua Type Style. It would be painted in colors matching the bandstand and the face would be covered with plexiglass. It would be located above and behind the storage building with its back towards the existing shrubbery (thus facing in a north by northeasterly direction). The Historic District Overlay Review Committee has viewed the plans, but have not made a decision pending receipt of more information on the colors and type style. A question concerning the maintenance of the sign was raised, since it is on public property. Bathric indicated that the Jaycees have started a trust fund for the maintenance of the bandstand and associated structures. It was moved by Lakos, supported by Bruchan, to approve the proposed donor board, contingent on final approval by the Historic Overlay District Review Committee. MOTION CARRIED.

QUESTIONS & CONCERNS:

CONSIDERATION OF MATTERS:

RIVERWALK VENDING-

Michael Steinberg made the presentation. He indicated that initially he proposes to obtain two custom made carts which could be used on the Riverwalk and elsewhere around town. He indicated that the operation would be non-cooking, focusing on the sale of ice cream and beverages. He would plan to operate from approximately June 1st though about Labor, weather permitting and from about 10 a.m. until about 10/11 p.m. Tom Culbert, owner of the Victorian Yogurt Shoppe expressed concern with the proposal. Bifoss reported on the DDA's discussions on the matter and their decision to recommend to the City Council that the request be denied. Following lengthy discussion, it was moved by Johnson, supported by Lakos, to concur with the DDA and to make recommendation to the City Council that the request be denied at this time because of (1) its possible impact on storefront development along the riverwalk, (2) the use of park property for commercial use and (3) its possible impact on past and future easements for riverwalk use or expansion, but reserving the possibility of reconsideration as conditions change. MOTION CARRIED.

MINUTES

It was moved by Lakos, supported by Slawinski, that the minutes of 5/7/92 be approved. MOTION CARRIED. It was moved by Slawinski, supported by Franckowiak that the minutes of the special meeting of 5/19/92 be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS

Tabled.

SIGN ORDINANCE

Bruchan advised that a joint meeting with Filer Township will be held on Monday, June 8th at 7 p.m. in Kurt Schindler's office in the court house. Bruchan and Slawinski from our Sign Ordinance Committee will represent the city at this meeting.

KNIGHTS OF COLUMBUS STREET VACATION REQUEST

Ervin Kowalski spoke representing the Knight of Columbus. He indicated that the organization still desires to vacate the Center Street right of way through the parcel. Lengthy discussion followed concerning a possible easement through the property for a future service drive as called for by the City's Master Plan and Zoning Ordinance. Comments were also received from Don Jennings, Alvin Janowiak and Tex Collins. It was moved by Thompson, supported by Lakos, to recommend that the City Council DENY the request at this time. Upon request a roll call vote was taken and the motion carried by a 5 to 2 vote. (For: Bruchan, Thompson, Lakos, Yoder and Johnson. Against: Franckowiak and Slawinski).

SCHRADER STREET VACATION REQUEST

Matter has been tabled at the request of the petitioner and the city attorney.

HISTORIC OVERLAY DISTRICT ORDINANCE

Thompson advised that a revision of Public Act 169, on which the proposed ordinance is structured, is on the governor's desk, awaiting his signature. Until it can be determined how the changes will affect the proposed ordinance, the matter will be tabled.

CITY UPDATE

Rose reported on:

1. Preconstruction meeting on the Maple Street Bridge Reconstruction.
2. Funding status of Riverwalk West and Marina Building Projects.
3. Riverbank Erosion- Corps of Engineers has denied emergency funding for bank stabilization between Memorial Bridge and the Band stand.
4. Update on the specs for the Sands Park warming shelter.

D.D.A.

Rose reported on:

1. Market Analysis meeting next week.
2. Action concerning Riverwalk vending.

ZONING BOARD OF APPEALS

Johnson reported on the Board's action of the request from the Harbor Bar on River Street, the board's policy to not consider requests for variances of the waterfront setback of less than 15 feet and the board's upcoming organizational meeting and training.

SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

Thompson gave a brief report.

HISTORIC PRESERVATION CONFERENCE

Thompson gave a brief report on the conference which she and Rose attended.

POLE BARN AT EIGHTH AND ENGLEMANN STREETS

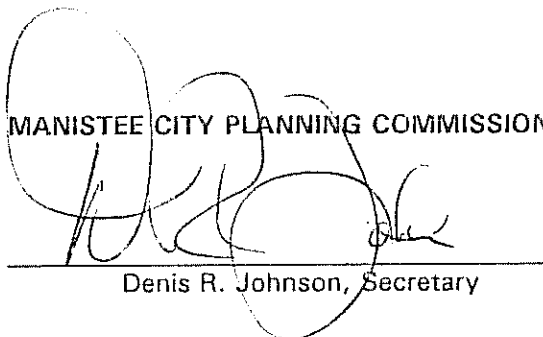
A question was raised as to the status of the indicated pole barn, was to whether it would be classified as commercial or residential use in relation to the Transitional District in which it is now located. Rose and Johnson would check on it further.

ADJOURNMENT

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

The meeting adjourned at 9:25 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

