

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JULY 9, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, July 9, 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 7:16 P.M. by Vice-Chairperson Kendra Thompson.

MEMBERS PRESENT: R. Bruchan, D. Johnson, J. Lakos, A. Slawinski, K. Thompson

MEMBERS ABSENT: R. Franckowiak, J. Pruis, J. Schimke, R. Yoder

OTHERS PRESENT: Jon Rose (City Code Administrator), Bill Slade

PUBLIC HEARING: None

SITE PLAN REVIEWS:

ELEVATOR AT 506 MAPLE STREET (VICTORIAN MANOR)-

Kendra Thompson made the presentation on behalf of the owners. Being proposed is a 17'6" by 9'8" addition to the northwest corner of the building, the former Dempsey House, to house a 2 to 3 person elevator with a maximum load rating of 700 pounds. Following discussion it was moved by Lakos supported by Slawinski, to approve the plan. MOTION CARRIED (Thompson abstained)

SIGNAGE OF LeGUIRE RESTAURANT-

Bill Slade representing the LeGuire's made the presentation. The proposed signage would be 4 x 8 feet and would be located on leased property at southeast corner of Cypress at Eighth Streets. A sign for Lakeshore Motel is currently located on the parcel. The proposed sign would be located to the east of the existing sign and in front of the existing hedge. Discussion followed concerning location. It was moved by Slawinski, supported by Lakos, to approve the locating of a 4 by 8 foot sign on property at the southeast of corner of Cypress at Eighth Streets, provided the overall height shall not exceed 8 feet and that it shall meet all required setbacks, which are to be verified by the Code Administrator. Further, that the existing hedge will constitute the required berm/screening as called for by the ordinance. MOTION CARRIED (Bruchan was opposed)

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES

It was moved by Lakos, supported by Slawinski, that the minutes of 6/4/92 be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS

Tabled.

SIGN ORDINANCE

Bruchan advised that a 'final' meeting with Filer Township and Kurt Schindler will be held on Monday, July 20th.

HISTORIC OVERLAY DISTRICT ORDINANCE

Tabled.

CITY UPDATE

No report.

D.D.A.

No report.

ZONING BOARD OF APPEALS

Johnson reported on the Board's actions concerning variances, their recent mini training session and election of officers, at which he was elected Chairman. He advised at that request of board will be discussed later in the meeting.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

Rose gave a brief report.

ZONING BOARD OF APPEALS REQUEST

Johnson reported that the Board of Appeals is requesting that the Planning Commission give consideration to amending the front yard setback requirements for the Transitional and Residential Districts, which would allow for lesser setbacks in established neighborhoods. The proposed language reads as follows:

IN ESTABLISHED NEIGHBORHOODS, WHERE A MAJORITY OF THE BUILDINGS DO NOT MEET THE REQUIRED FRONT YARD SETBACK, THE ADMINISTRATOR MAY ESTABLISH A REDUCED SETBACK. THIS REDUCED SETBACK SHALL BE THE MOST COMMON OF THE EXISTING FRONT YARD SETBACKS OF ALL BUILDINGS THAT ARE ON THE SAME BLOCK AND FRONT ON THE SAME STREET. THIS REDUCED SETBACK PROVISION SHALL BE APPLICABLE TO FRONT YARD SETBACKS ONLY.

Following discussion it was moved by Bruchan, supported by Lakos, to set up a public hearing at our next regular meeting on August 6th, to receive public comment on the proposed amendment. MOTION CARRIED.

JOINT MEETING WITH CITY COUNCIL REGARDING KNIGHTS OF COLUMBUS VACATION REQUEST-

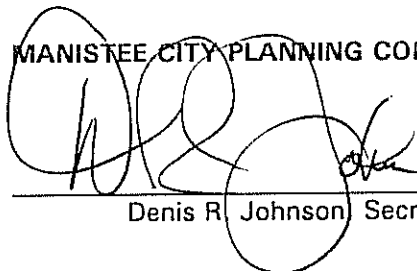
The City Council has requested a joint work session with the Planning Commission and representatives of the Knights of Columbus concerning their request to vacate a portion of Center Street between US31 and 12th Street, which the we recommended denial at our last meeting. The work session is scheduled for Tuesday, July 28th at 7:30 p.m in the City Council Chambers.

ADJOURNMENT

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

The meeting adjourned at 8:07 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson Secretary