

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

SEPTEMBER 3, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, September 3, 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. Franckowiak, D. Johnson, J. Lakos, J. Pruis, J. Schimke, K. Thompson, R. Yoder

MEMBERS ABSENT: R. Bruchan, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Ben Bifoss (City Manager), Paul & Amy Schlafley (520 Water St), Ed Schlafley (520 Water St), Paul Mikolyczak (2510 Fox Farm Rd), John Huek (319 Fifth Ave-#3), Don Oleszewski (43 Arthur St), Randy Broadworth (616 Gilford Rd, Caro, MI), David Sahn (720 S. Fairview, Lansing, MI), Don Wahr, Barry Neal.

PUBLIC HEARING:

SCHLAFLEY'S REQUEST FOR PROPOSED AMENDMENT TO ZONING ORDINANCE-

Yoder opened the hearing and read the proposed amendment. Paul Schlafley indicated that the purpose of the amendment request was to allow him to operate a taxidermy shop in a structure next to his motel. Yoder asked a few questions of Schlafley for clarification. John Huek, who lives in the condos directly across the river from the motel spoke in favor of the request. There being no further comments, the hearing was closed and the regular meeting opened at 7:20 p.m.

SITE PLAN REVIEWS:

VOYAGERS COVER MOTEL PROJECT-

Thompson made the presentation. The project will consist a facility with 28 rooms, 8 of which will be on the ground level. Sufficient number of parking spaces were provided for the motel, marina and retail store. Rose advised that to his knowledge, the northern curb cut does not have MDOT approval and suggested that any action by the commission should be contingent on the MDOT curb cut approval. Rose's review of the application indicates that it is in compliance with the ordinance. Oleszewski indicated that he believes that he has a letter showing the curb cut approved. It was moved by Lakos, supported by Schimke, to approve the site plan, contingent on MDOT approval of the curb cuts. MOTION CARRIED.

GARAGE FOR WASTE WATER TREATMENT PLAN-

Rose made presentation for the proposed 28 x 34 foot garage. The garage will be used for truck storage and as a workshop. It was moved by Lakos, supported by Pruis, to approve the site plan. MOTION CARRIED.

WAHR HARDWARE SIGNAGE-

Don Wahr the presentation for preliminary review. The ground mounted sign would be on the highway side of his building in the parking lot, which he owns and would be approximately 10' in height. During discussion it was noted that the proposed sign ordinance calls for a maximum height of 8' and 50 square feet in size and a setback of 10' from the highway right of way. Conceptually, the commission was in full agreement with the proposed project. Rose indicated that he will continue to work with Wahr on the project.

THOMAS- LOT COMBINATION-

Rose made the presentation. Robert Thomas is currently in the process of adding an addition to his floorcovering shop on Water Street. The addition is being constructed on a parcel deeded separately and if left separate, a fire wall would be required between the buildings. If approved the resulting parcel would be conforming under the ordinance. It was moved by Lakos, supported by Pruis to recommend the lot combination. MOTION CARRIED. (Thompson abstained)

HOUSE OF FLAVORS- LOT SPLIT & SITE PLAN REVIEW-

Barry Neal made the presentation. The request would create a third address between the House of Flavors and the former Swensen Monument building. Rose indicated that the resulting lot would be conforming under the ordinance. It was moved by Franckowiak, supported by Lakos, to recommend the lot split. MOTION CARRIED.

Neal also made the presentation on their plans for a drive-thru, additional parking areas, a deck over looking the river, and developing boulevard planing areas on public right of way areas facing the highway and River Street. Following discussion it was moved by Lakos, supported by Franckowiak, to approve the site plan, with the condition that sidewalks along the highway be maintained to a minimum of five (5) feet and along River Street to a minimum of six (6) feet, and reserving action on any lighting proposals until plans are submitted. MOTION CARRIED

WENDY SENG- REQUEST TO PURCHASE LOT IN INDUSTRIAL PARK-

Wendy Seng indicated that she would like to purchase lot number 18, which is in the southwest corner of the Industrial Park and about 3½ acres in size for construction and operation of a health center. It was noted that the proposed use currently is neither a permitted nor special use in that district, but that an amendment to the uses or special uses could be possible. Following further discussion, it was moved by Lakos, supported by Pruis, that the commission finds the proposed project to be conceptually acceptable. MOTION CARRIED (Schimke opposed)

LIONS CLUB SIGNAGE AT FIRST STREET BEACH-

Tabled. (No representatives of Lions Club present).

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES

It was moved by Lakos, supported by Franckowiak, that the minutes of 8/6/92 be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS

Tabled.

SIGN ORDINANCE

Johnson gave a brief report on the status. Further action was tabled.

HISTORIC OVERLAY DISTRICT ORDINANCE

Rose gave brief report on status. It was felt that a couple of members of the commission would be appropriate on the Study Committee being formed by the City Council, as required by the new state statute. It was noted that the deadline for applying was 5 p.m. on Wednesday, September 9th.

PROPOSED ZONING AMENDMENT

Discussion was continued on the proposed zoning amendment, for which a public hearing was held earlier in the meeting. It was felt that instead of amending the C-3 district uses, which would effect other C-3 areas or changing the area to C-2, which might not be desirable, that a new C-4A zoning district be developed, which would include all of the uses and special uses of the C-4 commercial district but have parking requirements and setbacks similar to the C-2 district. It was felt that the C-3 area in question, along those portions of the current C-4 district, which are outside of the DDA district (north of Second Avenue and west of Spruce Street) should be changed to the proposed C-4A district, if adopted. Another public hearing will be required due to the changes being proposed and it was scheduled for the next regular meeting on October 1st. It was moved by Pruis, supported by Thompson, to approve the concept of the proposed project. MOTION CARRIED (Thompson abstained)

CITY UPDATE

No report.

D.D.A.

No report.

ZONING BOARD OF APPEALS

Johnson reported on the Board's actions concerning variances.

SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

No report.

MDOT GRANT APPLICATION-

Rose reported that ISTEAsome grant money for street projects for cities between 5,000 and 50,000 in population. City staff felt that especially due to the short time between announcement and application deadline dates, it would be in the city's best interest to apply for funds to improve US31 (an MDOT road) by adding a third lane between Care Center Drive and Ninth Street. Following discussion it was moved by Lakos, supported by Schimke, to make the following resolution:

WHEREAS, the section of roadway in question is hazardous due to the number of traffic lanes being restricted, and

WHEREAS, there are development projects being planned for property immediately adjoining the roadway in question, which would impact the traffic problems in the area,

BE IT RESOLVED, that the Manistee City Planning Commission recommends improvement of that portion of US31 from Care Center Drive to Ninth Street, by at least the addition of a third lane, and that the City should take all steps necessary to obtain funding to proceed with the project. MOTION CARRIED.

TERM REMINDERS-

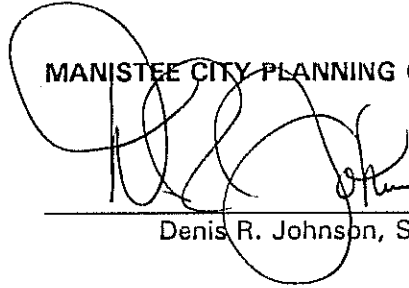
Johnson reminded Slawinski, Thompson and Schimke that their terms would be expiring in October and if they plan to continue on the commission, they will need to plan to make application with the City Council.

ADJOURNMENT

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

The meeting adjourned at 9:17 p.m.

MANISTEE CITY PLANNING COMMISSION

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and curves, positioned above a horizontal line.

Denis R. Johnson, Secretary