

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

NOVEMBER 5, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, November 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. Bauman, R. Bruchan, R. Franckowiak, K. Thompson, R. Yoder
MEMBERS ABSENT: D. Johnson, J. Lakos, J. Pruis, A. Slawinski
OTHERS PRESENT: Jon Rose (City Code Administrator), Wendy Seng

PUBLIC HEARING:
PROPOSED AMENDMENT TO ZONING ORDINANCE-
Postponed until December meeting.

SITE PLAN REVIEWS:
MORTON SALT LOADING DOCK-
Rose made presentation. Following discussion it was moved by Franckowiak, supported by Bruchan, to approve the site plan as submitted. MOTION CARRIED

QUESTIONS & CONCERNS:
WENDY SENG-
Rose advised that the lot that Wendy was considering for a Fitness Center in the Industrial Park is not usable as proposed because utilities cross through the middle of it. She is now considering another lot in the Park. Due to time constraints, which are due to the season, and Wendy's desire to begin building yet this year, the scheduling of a special meeting to review a site plan for the project was discussed. Also problems with utility lines across Lot 18 were discussed. Rose was authorized to schedule a special meeting to consider Wendy's plan as soon as it is ready, probably during the third week of the month.

JACK JOHNSON-
Mr. Johnson wants to construct a 24' x 24' garage on his property which is at 272 Fifth Avenue which would have a 10 in 12 roof pitch to match the house. In order to have this roof pitch, a variance to the zoning ordinance is being sought to allow a 19' height rather than 14' as called for by the ordinance. It was noted that the property drops off approximately 10 feet from front to back and the resulting net height would be approximately 9 to 10 feet as viewed from the street. Following discussion, it was moved by Bauman, supported by Franckowiak, to send a letter to the Zoning Board of Appeals, recommending approval of the requested variance. MOTION CARRIED (Thompson abstained).

CONSIDERATION OF MATTERS: None

MINUTES
It was moved by Franckowiak, supported by Thompson, that the minutes of 10/1/92 and 10/14/92 be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS
Tabled.

SIGN ORDINANCE

Rose distributed a rough draft of a sign ordinance for study and discussion. It was noted that the numbers developed by the commission have not been inserted into this draft, but will be included in a future draft. The language in this draft comes from a national model, with minor changes by Rose. Discussion followed, but action was taken.

HISTORIC OVERLAY DISTRICT ORDINANCE

Thompson gave a report on behalf of the Study Committee.

CITY UPDATE

Rose gave brief report.

D.D.A.

No report.

ZONING BOARD OF APPEALS

Rose gave brief report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**


Thompson gave a brief report, including a request from the Senior Center for the construction of a gambrel roofed storage building to enclosed mowing and snow removal equipment for the Center, as they are not allowed to keep them in their furnace room.

ADJOURNMENT

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

The meeting adjourned at 8:15 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary
(as condensed from a tape recording of the meeting)