

MANISTEE CITY PLANNING COMMISSION

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

JAN 7 1993

MEETING MINUTES

JANUARY 7, 1993

The regular meeting of the Manistee City Planning Commission was held on Thursday, January 7, 1993 at 7:00 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Bruchan, R. Franckowiak, D. Johnson, J. Lakos, J. Pruis, K. Thompson, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Dennis Skiera (4 Seasons Realty), Jill Karnisz, Kevin Vadeboncouer and Edward Zientek.

PUBLIC HEARING:

SPECIAL USE PERMIT FOR J & K FABRICATING-

Hearing opened at 7:00 p.m. with Chairman Yoder explaining the purpose of the hearing. Rose advised that all required notices were sent, with only one verbal response questioning the possible noise, and that person in attendance.

Vadeboncouer explained that his business would be metal fabricating for heating/cooling generally operating on a typical eight hour day (9 am to 5 pm). He has been in the business for about 13 years and currently working for a firm out of Traverse City. This would be a new business. In as much as most of the equipment to be used in manual, with the exception of a metal shear, any noise would be minimal. If permitted to locate there, he plans to replace the roof structure of the shop building with manufactured trusses, thus eliminating interior obstructions and improving the building. When asked about outside storage of materials or waste, Vadeboncouer indicated that there would be no outside storage.

Rose indicated why they needed a Special Use Permit and that if it is approved they would also plan to construct 32 x 46 addition to the shop building for storage of their semi trailer/mobile fabrication shop.

Skiera indicated that the equipment being discussed would be similar to that which Clingon Roofing previously use at the location.

Zientek expressed his concern about machinery noise and the smoke and odor which would result from torch cutting heavier metal. Vadeboncouer indicated that the use of heavier plate steel would be only on a at need basis. The majority of his work is in lighter steel which not require a torch.

There being no further comments, the hearing closed at 7:30 p.m. and the regular meeting was called to order.

SITE PLAN REVIEWS:

J & K FABRICATING-

The site plan for a proposed 32 x 42 x 21 foot high storage garage addition to the shop building for parking a semi trailer was reviewed. It was noted that the ordinance requires that an accessory building shall not be larger than the principle building on the parcel. As a result, discussion followed as to which of the structures on the parcel would be principle structure. It was moved by Lakos, supported by Franckowiak, that for this parcel, the shop building would be the principle structure. MOTION CARRIED (Thompson abstained). Further

discussion followed on the plan. It was moved by Lakos, supported by Bruchan, to approve the site plan as submitted. MOTION CARRIED (Thompson abstained).

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS: None

MINUTES

It was moved by Lakos, supported by Franckowiak, that the minutes of 12/10/92 be approved.
MOTION CARRIED.

MASTER PLAN AMENDMENTS: Tabled

SPECIAL USE PERMIT FOR J & K FABRICATING-

The proposed special use permit application was discussed further, with consideration of limited hours. It was moved by Bauman, supported by Lakos, that the Special Use Permit Application for J & K Fabricating [SIC 1711 Plumbing, Heating and Cooling Contractor] meets the special use conditions as found in Section 8609.B and that it be approved with the condition that the business shall not be operated in such a manner between the hours of 11:00 p.m. and 7:00 a.m. which will disturb the comfort and repose of the neighbors in the neighborhood. MOTION CARRIED (Thompson abstained)

SIGN ORDINANCE

Rose suggested that the Sign Ordinance Committee should meet to hammer out some details in the current draft and report back at the next regular meeting. The committee plans to so meet.

HISTORIC OVERLAY DISTRICT ORDINANCE

No report.

CITY UPDATE

Rose reported on the following:

1. Riverbank Erosion: City as met with the Corps of Engineers on the problem. The Corps proposed 5 different plans to correct the problem, which would range in cost from \$800,000 to \$1.6 million, of which the Corps would supplement up to \$600,000, providing there is some channel straightening. More meetings are being planned.
2. Design contractor has been selected for work on the marina building.
3. 12th Street Extension: Filer Township is somewhat interested. A special committee may be set up.
4. Maple Street Bridge
5. Cycle & Fitness Equipment Shop
6. Snay A.F.C.: Has not taken any formal measures to date to change ordinance, but expect to hear from her shortly on the matter. Suggested that we consider initiating an amendment to Section 1404 [Special Uses in Residential Districts Use Standards] by adding Residential Care [SIC 836] as a listed, excepted use. Johnson and Rose will prepare some language for next meeting.
7. Wendy Seng Fitness Center Project: no report
8. Vogue Theater: Rose reported on the structural problems of the building and owner failure to address the problems. Rose may ask the city to declare the building a dangerous building, take necessary measures to address the problems and then bill the owners.

D.D.A.

No report.

ZONING BOARD OF APPEALS

No report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

No report.

COMMITTEE APPOINTMENTS FOR 1993

Yoder made the following committee appointments for 1993:

SITE PLAN / HISTORIC OVERLAY DISTRICT REVIEW COMMITTEE:

Thompson, Puis, Lakos, Bruchan

ZONING BOARD OF APPEALS:

Johnson

COUNTY PLAT REVIEW BOARD:

Rose

SIGN ORDINANCE COMMITTEE:

Bauman, Bruchan, Franckowiak

DDA LIAISON:

Puis

MASTER PLAN REVIEW COMMITTEE:

Bruchan, Bauman, Thompson, Yoder

GOALS COMMITTEE:

Franckowiak, Slawinski, Yoder

JOINT 12th STREET DEVELOPMENT COMMITTEE:

Lakos, Slawinski, Bauman, Yoder

RIVERWALK WEST COMMITTEE:

Johnson

JOINT CITY COUNCIL REVIEW/ORDINANCE COMMITTEE:

Johnson, Thompson, Yoder

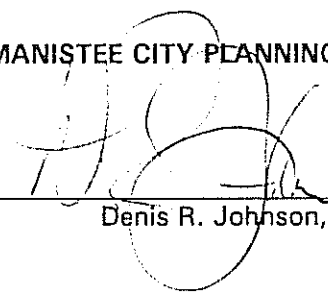
*New
old members*

ADJOURNMENT

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

The meeting adjourned at 8:45 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary