

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES**FEBRUARY 4, 1993**

The regular meeting of the Manistee City Planning Commission was held on Thursday, February 4, 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 7:02 P.M. by Chairman Roger Yoder.

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

MEMBERS ABSENT: R. Bruchan, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Donald Roberts, Charles and Jennifer Snay.

PUBLIC HEARING:**SPECIAL USE PERMIT FOR DONALD ROBERTS-**

Hearing opened at 7:02 p.m. with Chairman Yoder explaining the purpose of the hearing. Rose advised that all required notices were sent, with only one response received, that being from Sand Products, who have property within 300 feet. The inquiry was to further determine the reason for the notice.

Roberts explained that his request would allow the conversion of his building at 522 Water Street from a hair salon and apartment to three apartments and a salon.

Rose explained his view of the plan and that he saw no zoning problems with it.

Bauman asked about compliance with building codes. Rose indicated that building code compliance is handled separately through his office.

Lakos asked about the size of the salon after the addition of the apartments. Roberts indicated that it would be approximately one half of its current size.

Thompson asked if there are any plans for additional apartments in the future and how it might affect any special use permit. Roberts indicated that he has no plans for additional apartments. Discussion of possible affects on a permit were tabled until consideration of the request, later in the meeting.

There being no further comments, the hearing closed at 7:12 p.m.

PROPOSED ZONING AMENDMENTS-

The hearing was called to order at 7:12 p.m. by Chairman Yoder who explained the purpose of the hearing and read the proposed amendments.

Bauman indicated that he had a problem with changes that would affect all residential zoning districts.

Johnson read the SIC code definition of 8361 Residential Care, which outlined the types of facilities included under the definition.

Following further discussion on the matter, the hearing was closed at 7:37 p.m. and the regular meeting was called to order.

SITE PLAN REVIEWS:

MARINA BUILDING PROJECT-

The plans were not ready, so action was tabled.

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS:

DONALD ROBERTS SPECIAL USE PERMIT REQUEST-

The request, for which a public hearing was held earlier in the meeting, was discussed further. It was felt that we should consider making a stipulation, if a permit is approved, to limit the number of apartments allowed under the permit.

Following further discussion, it was moved by Pruis, supported by Lakos, that in as much as the request meets the General Special Use Standards, as found in Section 8609, and is a listed Special Use, as found in Section 5903, a Special Use Permit be approved for 522 Water Street for an "APARTMENT BUILDING- with no more than one (1) living unit for each two thousand seven hundred (2,700) square feet of parcel area;" with the condition that the permit holder shall not exceed a total of three (3) apartments or living units. MOTION CARRIED.

JUDY BELLACY-

A request to speak to the commission about a home at 113 Maple was postponed until the next regular meeting, at Mrs. Bellacy's request.

MINUTES

It was moved by Lakos, supported by Franckowiak, that the minutes of 01/07/93 be approved. MOTION CARRIED.

MASTER PLAN AMENDMENTS: Tabled

SIGN ORDINANCE

A report was given by Bauman.

HISTORIC OVERLAY DISTRICT ORDINANCE

Thompson reported that the boundaries have been defined. The committee plans to make a presentation and status report to the City Council.

CITY UPDATE

Rose reported on the following:

1. 12th Street Extension: Filer Township as appointed a committee to look into the proposal.
2. Maple Street Bridge: Project on schedule.
3. Riverbank Erosion: No further progress to report.
4. Riverwalk West: Project has started by Cedar Street.
5. Veterans Drive: Work to begin this spring.
6. City Garage: Heating work has been completed. Bids are out for other portions of the project.
7. There will be a new 7th District Councilperson, due to the resignation of Mark Quinn.
8. Downtown Parking: Two hour parking downtown has received final approval and the signage is going up.
9. City staff will be having budget meetings on February 11th & 12th.

D.D.A.

No report.

ZONING BOARD OF APPEALS

No report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**
Report by Thompson and Rose.

SEMINARS FOR 1993

Johnson and Rose advised that there are training sessions coming up which would be a benefit for members. Our budget does allow for the payment of registration fees, providing the commission takes action to approve attendance.


It was moved by Pruis, supported by Lakos, to approve the attendance and the city's payment of expenses for interested members to attend available training seminars during the first half of 1993. MOTION CARRIED.

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 9:00 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary