

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

APRIL 1, 1993

The regular meeting of the Manistee City Planning Commission was held on Thursday, April 1, 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 7:05 P.M. by Chairman Roger Yoder.

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

MEMBERS ABSENT: R. Bruchan, R. Franckowiak, D. Johnson, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Dale Picardat (Community Development Officer), Warren Johnson (Parks Commission), Mark Swanson (Parks Commission), Daniel Marzinski (1313 Park St.), Carlene Nowak (1121 23rd St.), Dorothy Stefanick (709 Maple St.) Ron Grambau (65 Division St.), Charles and Jennifer Snay (700 Cypress St.)

PUBLIC HEARING:

Special Use Permit for an Eight Bed A.F.C. Group Home at 700 Cypress Street-

Hearing was called to order by Chairman Yoder who explained the purpose of the hearing and opened the hearing for public comments.

DOROTHY STEFANICK- Concerned with past problem with large dog at 700 Cypress which would entry onto neighboring properties, but has no problem with the requested change.

JENNIFER SNAY- The dog in question was owned by the previous manager of the facility. That manager and his dog are gone now and will not be returning.

ROSE- No comments have been received.

DOROTHY STEFANICK- Concerned that the facility residents would disturb the neighborhood by screaming or hollering.

ROSE- Indicated that one of the Special Use Standards for an AFC Facility is that it will not disturb the comfort and repose of the neighbors.

Hearing was closed at 7:15 p.m. and the meeting was called to order.

SITE PLAN REVIEWS:

Douglas Beach Park - North Loop-

Mark Swanson and Warren Johnson of the Parks Commission made a presentation of their proposed Master Plan and resultant changes for the North Loop of Douglas Park at First Street Beach. The presentation was to bring the Planning Commission up to date on the status of the project. No approvals or endorsements are being sought at this time. There was extensive discussion of the different aspects and concerns with the current plans.

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS:

JUDY BELLACY-

Request to appear was withdrawn due to complications in purchase of the property in question.

MINUTES

It was moved by Lakos, supported by Bauman, that the minutes of 03/04/93 be approved.
MOTION CARRIED.

MASTER PLAN AMENDMENTS: Tabled

SIGN ORDINANCE

A report was given by Bauman. A draft of ordinance will be distributed to members in about two weeks so that it can be discussed at the next regular meeting.

HISTORIC OVERLAY DISTRICT ORDINANCE

Thompson and Rose reported on the status of the building surveys in the proposed district.

CITY UPDATE

Picardat reported on the following:

1. Maple Street Bridge: Project ahead of schedule. Additional counter weight needed to offset weight of new railing before the railing can be installed, which should occur in about a month. There has been some spec. problems which are being addressed.
2. Riverwalk West Project: Contractor working on pilings that he put in, but there is still too much frost in the ground to work on shore. He still ahead of schedule because today was suppose to be the start day.
3. Riverbank Erosion: City still looking for funds to off set what the Corps plans to do. Current plans call for underwater sheet pilings with rubble behind it and costing about a million dollars, so the City is looking for about four hundred thousand dollars. There must be an agreement with the Corps by June so that they can begin the engineering so that bids can be let in the fall and construction starting in the spring of 1994.
4. Riverwalk East: Submitted application for \$550,000 from the DNR for the next 550 feet of the riverwalk heading east.

D.D.A.

Pruis had nothing to report as the DDA had not met since our last meeting.

ZONING BOARD OF APPEALS

A report was given by Rose.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A report was given by Thompson, Lakos, Rose and Pruis.

12th STREET EXTENSION

A report was given by Lakos. It is proposed that a letter be sent to all affected property owners to set up a meeting for Wednesday, May 5th, to discuss land acquisition for the street right of way and water/sewer hook up questions. Members of the committee from Filer Township are seeking permission from their commission and the township board to send a letter, and it was felt that it would be appropriate for our commission to take formal action also authorizing the issuance of the letter. It was moved by Pruis, supported by Thompson, to authorize the issuance of a letter to all property owners affected by the proposed 12th Street extension, inviting them to attend a meeting on May 5th. MOTION CARRIED.

SPECIAL USE PERMIT FOR AFC GROUP HOME AT 700 CYPRESS STREET

Discussion was held on the proposed Special Use Permit. It was moved by Lakos, supported by Thompson that the Charles & Jennifer Snay's request for a Special Use Permit be issued for an Adult Foster Care Group Home for no more than Eight (8) Beds, subject to the following standards:

- A. Facility shall not be located closer that Fifteen Hundred (1500) feet from another licensed residential care facility.
- B. A minimum of one (1) off street parking space shall be provided for the principle resident/manager of the facility and sufficient off street parking space to provide one (1) space for each outside employee on any respective shift.
- C. Shall be operated in a manner which will not disturb the comfort and repose of

- the neighbors in the neighborhood.
- D. Signage shall be restricted to the maximum allowed for a home occupation in a residential district.

MOTION CARRIED

RESIGNATION

Pruis advised the Commission that he has taken a new job in the Lansing area effected April 15th and will be moving from the area. As a result he tendered his resignation from the commission, which was accepted with regret.

BAUMAN'S REQUEST CONCERNING REPORTS FROM JOINT REVIEW/ORDINANCE COMMITTEE


Bauman asked about getting a report or feedback concerning discussions and reviews made by the committee. This request was prompted by two City Council Members voting no on the last set of zoning ordinance amendments. Rose gave a report on the last meeting, which in fact reviewed the proposed amendments, and indicated that the Council members present appeared to understand the proposed amendments and the reasons for the changes and that they voted in support of the amendments. Bauman asked that in the future, when the committee does meet, a report be given at the following meeting, which Rose felt would be no problem. Thompson indicated that she has a problem making these meetings which are usually held a 7:00 a.m., and asked that she be replaced.

ADJOURNMENT

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

The meeting adjourned at approximately 8:30 p.m.

MANISTEE CITY PLANNING COMMISSION



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

