

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JULY 14, 1993

A special meeting of the Manistee City Planning Commission was held on Wednesday, July 14, 1993 at 7:00 P.M. in City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan, pursuant to proper legal notice.

The meeting was called to order at 7:02 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Bruchan, R. Franckowiak, J. Lakos, A. Slawinski, K. Thompson, R. Yoder

MEMBERS ABSENT: J. Carter, D. Johnson

OTHERS PRESENT: Jon Rose (City Code Administrator), Ben Bifoss (City Manager), Frank Hayes (DSL), Terry Beier (DSL), Eleanore Dahlgren (352 5th Ave.), Shirley Lidtke (341 4th Ave.), Richard & Rose Smejkal (344 4th Ave.), Jay & Sharon Marsh (278 3rd Ave.), Harvey Hansen (310 5th Ave.), Louis & Bernadine Thomas (334 8th St.), Lawrence Dahlgren (352 5th Ave.), Shelly A. Green (125 Franklin St.), Cindy Leach (6064 Adacraft, Grand Rapids), Art Anderson (326 2nd St.), Ben Sherman (314 5th Ave.), Joel Sullivan (306 3rd Ave.), Diane Opalka (298 Hughes St.), John Della Pia (327 2nd Ave.), Pat & Yvonne Gorman (318 1st Ave.), Martin Bukowski (270 Hughes St.), Ruth Pratt (4th Avenue), Bob Mikula

PUBLIC HEARING:

AMENDMENT TO P.U.D. FOR HARBOR VILLAGE PROJECT-

[Secretary's note: The following public hearing minutes were prepared in a summary manner only, not in a formal transcript form.]

Hearing was opened by Rose who gave a brief history of the project and explained the purpose of the request and hearing.

F. HAYES Gave an introduction and outlined the requested changes, which included increasing the "Inn" from 3 ½ to 4 ½ stories without increasing the overall permitted height for the building and decreasing the number of buildings for the "Inn" from four to three, which would not increase the permitted density.

Questions from Commission members followed for clarification on the information presented by Mr. Hayes prior the chairman opening the meeting for questions and comments from the general public which were as follows:

L. DAHLGREN Questioned ongoing changes to project plans and how they relate to the original plans, which he thought included only 2 ½ story inn/hotel building, which he thought would be about the same as some of the structures that have already been built.

Manistee City Planning Commission
Meeting Minutes - July 14, 1993
Page 2

- T. BEIER The only plans that he had ever seen for the hotel, which had been approved, was for a 3½ story structure.
- ROSE The Lakeview II structure is right at 30 feet, but not sure of the actual elevations of the two locations to know how the final heights will differ.
- J. DELLA PIA Asked about the number of units involved in the 'Inn'.
- T. BEIER The density stays within the density approved in the P.U.D. There will be 100 living units and 10,000 square feet of retail total, though there will be no retail in the first building.
- M. BUKOWSKI Asked how many building there will be and where they will be located.
- T. BEIER Explained that there would be three buildings and showed a site plan showing there planned location.
- M. BUKOWSKI Commented on the 'contract' be constantly changed and how it might affect the beach.
- J. DELLA PIA Commented that the changes have gone through all of the proper channels and reviews and still falls within the boundaries originally set. The beach as nothing to do with it, because these structures are not even in the beach area.
- J. SULLIVAN Asked why all of these changes so late in the game. Also asked why don't you just draw up one set of plans and stick to it. Also are they going to build all of the buildings at one time or are they going to build one at a time.
- B. BIFOSS From the inception of the first agreement for the project area, the City anticipated that there would be changes, because no developer could predict what would happen five or ten years down the road. With that first agreement, the process was set up to address those changes and keep the public aware of what was happening.
- T. BEIER One building would be put up first which would have 30 to 40 units, after reservations or commitments are in hand for approximately 15 to 18 units. Anticipate a fall start for the structure.
- F. HAYES DSLT does not go back to the beginning of the project, so could not comment on earlier agreements, but since they have been involved with the project they have worked with the city with full intent to follow through with that plan. The changes that are being sought are the means of searching for a key for the right combination to make the development successful as circumstances change. Also they have been doing mailings promoting Manistee as a destination point, otherwise it is difficult to get people to come to the area, because they have a lot of

money literally sunk into the ground out there, and unless they can make the project successful, they won't make any money it. That's way we want to get fifteen people to give us a non-refundable deposit, so that can go ahead with this building.

- L. DAHLGREN In effect, you are using these other people's money to build building.
- F. HAYES No that's not correct. The people give us a \$5,000 deposit each and that money is placed into escrow with the title company. We use our money to build the building and do not receive any money from the buyer until we close on the sale.
- L. DAHLGREN Asked what makes you think that this project will be successful when many other project are no working.
- F. HAYES We knew that when we started and it has been a little more of a battle than we anticipated due to economic conditions. We have a great deal of money invested into the project and it will do neither us nor the city any good for us to walk away from it, so we plan to make it work.
- R. PRATT Asked for whom the parking lot was being screened.
- F. HAYES The lots are being screened from the outside.
- S. GREEN Asked for clarification, that the building was not being made higher, but rather it is being build down.
- F. HAYES The original plan when the request was made was to make the building ten feet higher, but since then the concern on the increased height lead them to shorten up on some of the elevations and dropping the building down on the parking lot side.
- A. ANDERSON Asked about the amenities being offered to the people to come to the project. Are you going to offer more than parking lots for the people who come, will there boat slip available, and is there adequate fire protection in case so fireworks fall on the building.
- B. MIKULA When he was on the City Housing Commission at the time Harborview Apartments were built, the City did not have fire equipment capable of reaching the top of the building.
- R. BAUMAN Most cities with high rise structures are unable to have equipment capable of reaching the top of the building. Also he wanted to commend Bifoss and Rose on working with the developers to modify a plan which can be acceptable to both parties involved. It shows sensitivity to the city.
- S. LIDTKE Does not feel that a building like that belongs over there. Feels that the whole project has been done with little feeling for the people who live

over there.

- R. BAUMAN The proposed structures are smaller overall than the previously approved structures and is a benefit to the neighborhood.
- BIFOSS Any decision needs to be set for elevation not for the number of stories, because there is a bit of difference between eight foot stories and 12 foot stories.
- THOMPSON Had questions on slope line of the berms and parking lot drainage.
- S. GREEN What if these units don't sell after the first building is built? How is it going to look in the neighborhood?
- J. MARSH If you look at the project, it's not a dump. By appearance to this point, there not be any concern.
- J. DELLA PIA A couple of people that he spoke to from Grand Haven said that the marina is marvelous, and nothing like theirs, which is too crowded.
- S. MARSH Grew up in South Haven and has lived here for 15 years and feels that this is right for the community and is being don right.
- A. ANDERSON Complimented the commission on the questions asked and the concern shown in regards to this project.
- THOMPSON Our concern is to work with the development to make it economically viable, but we cannot do that by sacrificing the neighborhood.

There being no further comments, the public hearing was closed and the special meeting of the commission was convened.

Discussion of the Harbor Village Partners P.U.D. amendment requests followed. Consideration was given to setting a maximum height rather than number of stories, which could vary in height.

Following discussion it was moved by Franckowiak, supported by Lakos, to make the following recommendation:

It is recommended that the City Council approve the proposed amendments to the Harbor Village P.U.D., as submitted, including the change to the 'Inn' from four buildings to three and fixing the maximum allowed height at 654 feet U.S.G.S., as shown on three (3) drawings dated July 14, 1993 and an amended P.U.D. Master Plan dated July 1, 1993.

MOTION CARRIED.

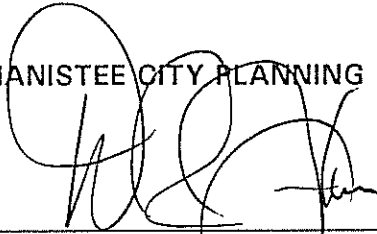
Manistee City Planning Commission
Meeting Minutes - July 14, 1993
Page 5

ADJOURNMENT:

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

The meeting adjourned at 8:30 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

(As condensed from a tape recording of the meeting)