

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

JULY 28, 1993

A special meeting of the Manistee City Planning Commission was held on Wednesday, July 28, 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 7:00 P.M. by Chairman Roger Yoder.

**MEMBERS PRESENT:** R. Franckowiak, D. Johnson, J. Lakos, A. Slawinski, K. Thompson, R. Yoder  
**MEMBERS ABSENT:** R. Bauman, R. Bruchan, J. Carter  
**OTHERS PRESENT:** Jon Rose (City Code Administrator), Merton Youngberg, Pam & Kenneth Billmeyer, Earl & Eva Racine and Mrs. George Saylor

### YOUNGBERG/MATTICE LOT SPLIT & COMBINATION

The proposed split & combination would be between Merton & Jeanne Youngberg and Robert & Irma Mattice in Blocks 1 & 2 of the Lakeview Heights Subdivision and the resulting transfer would allow the Youngbergs to construct a 24' by 32' wide addition to her home on Harvard Lane. The lines as proposed would run along the natural lay of the land.

Rose indicated that all of the lots owned by the Youngbergs are located in two different blocks, and as such equalization would be unable to permanently join the lots, but would be willing to place all of the valuation on one portion and maintain the other portion for reference only with no valuation.

Rose also indicated that the resultant lots may not technically meet the definition of a parcel in the zoning ordinance because of being in two different blocks.

Lastly, he indicated that some of the neighbors to the east of the Youngberg home have expressed a concern that the proposed addition would block some of their view of Lake Michigan.

Discussion followed with concern expressed by some commission members about the use of angular lines rather than straight line paralleling the plotted property lines. It was again noted that the proposed lines would follow the lay of the land. Rose indicated that staff and the Equalization have also expressed a concern in using angular lines.

The meeting was temporarily adjourned at 7:30 p.m. to allow the commission to do an on site inspection. The meeting reconvened at 8:07 p.m. at which time the Billmeyers, Racines and Mrs. Saylor joined the meeting.

Ken & Pam Billmeyer expressed their concerns about the loss of view of Lake Michigan if the addition is allowed and how they feel their property will be devalued by the loss.

Earl & Eva Racine asked for additional information on the proposed addition and commented on their progressive loss of view over the years.

Rose outlined zoning and the fact that zoning is not intended to control aesthetics, such as views. Also the matter before the commission is not a zoning matter, but rather an advisory commission to the City Council under the Subdivision Control Act.

Yoder and Thompson indicated their disfavor with the use of angular lines. Thompson suggested some possible alternative that could be considered by the Youngbergs, which included:

1. Maintain current lines and seek a six foot variance from the Zoning Board of Appeals;
2. Maintain current lines and reduce the size of the proposed addition so that it can meet required set backs; and
3. Purchase/obtain a rectangular parcel from Mattices, the lines of which would be parallel to property lines, which would provide the needed setbacks.

Youngberg asked about the reluctance to use angles lines. In explanation, Rose outlined the Subdivision Control Ordinance concerning splits and combinations.

It was moved by Thompson, supported by Franckowiak, to recommend to the City Council that the proposed lot split and combination between the Youngbergs and Mattices not be approved, as submitted, and advise that the Commission has recommended the following alternatives: 1. Maintain current lines and seek a six foot variance from the Zoning Board of Appeals; 2. Maintain current lines and reduce the size of the proposed addition so that it can meet required set backs; or 3. Purchase/obtain a rectangular parcel from Mattices, the lines of which would be parallel to property lines, which would provide the needed setbacks. MOTION CARRIED [Johnson abstained]

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

The meeting adjourned at 8:35 p.m.

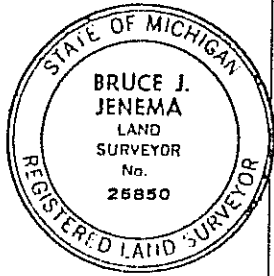
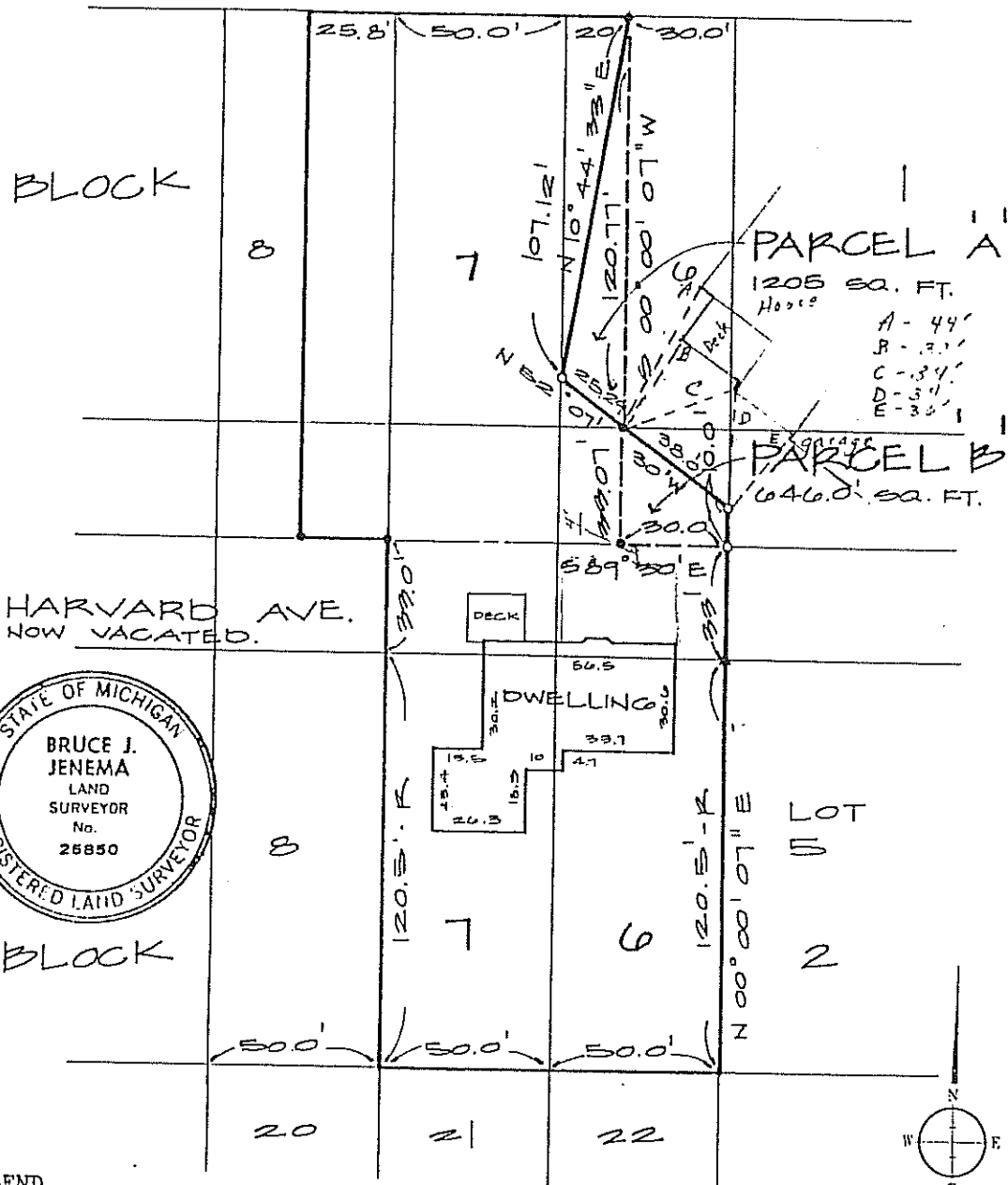
MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

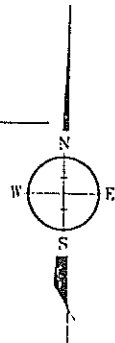
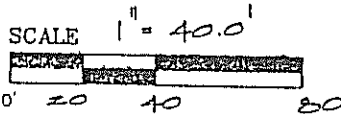
# CERTIFICATE OF SURVEY

PART OF LOT 6 BLOCK 1 AND PART  
OF HARVARD AVE. (VACATED). LAKEVIEW  
HEIGHTS ADDITION TO THE CITY OF  
MANISTEE, MANISTEE CO. MI.



**LEGEND**

- IRON FND    ⊕ MONUMENT FND.
- IRON SET    ⊕ MONUMENT SET.
- ▲ P.K. FND.    (R) RECORD
- △ P.K. SET    (M) MEASURED

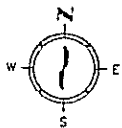


I, the undersigned, being a Registered Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted, and within limits and that I have fully complied with the regulations of Act 132, P.A. 1970 as amended.  
The basis for bearings is:

Error of Closure is 1'/

*Bruce J. Jenema*

R.L.S. No. 25850



**Jenema Land Surveys**  
82 Division Street  
Manistee, MI 49660  
616-723-7930  
FAX 616-723-5761

FOR:  
**MERTON YOUNGBERG**

DATE: JUNE 21 1993 SHEET 1 OF