

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

NOVEMBER 4, 1993

The regular meeting of the Manistee City Planning Commission was held on Thursday, November 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 7:03 P.M. by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, J. Carter, R. Franckowiak, D. Johnson, D. Jones, J. Lakos, A. Slawinski, K. Thompson, R. Yoder

MEMBERS ABSENT: None

OTHERS PRESENT: Jon Rose (City Code Administrator), Mathew and Theresa Cichy of 1003 Forrest Ave.

PUBLIC HEARING:

SPECIAL USE PERMIT FOR A MOBILE HOME PARK AT THE NW CORNER OF MAIN & PARKS STREET
Hearing was called to order by Chairman Yoder who explained the purpose of the hearing. The formal presentation was made by Kendra Thompson as representative of the owners, Mr. & Mrs. William Slade, and who also indicated that she would be abstaining from any action on the request.

K. THOMPSON The property in question is currently the site of the Sportsmen Center Campground. The owners propose to eliminate the campground and construct a mobile home park with a maximum of 23 home sites. As a mobile home park, camping trailers would not be permitted. The cabins on the site would remain for the time being, but would be phased out as the last of the 23 home sites are developed. The C-Tec tower and residential properties are to the west and north, Reitz's Park to the south, and industrial to east and northeast. Rezoning of the property from Transitional to R-5 Residential received final approval from the City Council on November 3rd. If a special use permit is approved, the jurisdiction over the development of the project will be handled by the Department of Commerce, State Mobile Home Park statutes and the Michigan Department of Public Health.

M. CICHY Asked about the affect of the project on area property valuations and about water and sewage.

T. CICHY Asked if there would be assessments for improvements being made on neighboring properties.

J. ROSE Advised that there is currently water and sewage available to the site, including an eight inch combined sewer. Also indicated that the costs for improvements would be totally covered by the developer. As far as the effect on valuations are concerned, he did not feel that the project would effect them.

J. CARTER Asked about the current number of buildings and camp sites.

A. SLAWINSKI Asked if the lots in the new development would be sold or rented.

K. THOMPSON There are currently four buildings and eighty camp sites. Lots in the new development would be rented.

There being no further questions or comments, the hearing was closed at 7:25 p.m and the next hearing was called to order.

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE -

The hearing was called to order by Yoder who explained the purpose of the hearing. Rose gave the background concerning the proposed amendments which address curb cuts in residential districts, parking on unpaved city owned right-of-way and the request from the Director of Public Safety that a definition for vehicle be added to the list of definitions.

A brief discussion followed. There being no further questions or comments, the hearing closed at 7:35 p.m. and the regular meeting was called to order.

SITE PLAN REVIEWS:

BOYERS AGENCY (FORMER SALT CITY MERCANTILE BUILDING)-

Rose made the presentation of the project which consists of the construction of a handicapped ramp on the West and South sides of the building, which would utilize the existing deck. The deck would be approximately 1 to 2 feet from the sidewalk and the steps and the entrance to the ramp would meet the sidewalk. Being in the C-4 Commercial District, zero lot lines are permitted.

Following discussion, it was moved by Lakos, supported by Franckowiak to approve the site plan as presented. MOTION CARRIED.

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS:

SPECIAL USE PERMIT FOR A MOBILE HOME PARK AT NORTHWEST CORNER OF MAIN AND PARK STREETS:

Following discussion of the request, it was moved by Slawinski, supported by Lakos, that the requested special use permit be approved. MOTION CARRIED. [Thompson abstained]

MINUTES

It was moved by Lakos, supported by Franckowiak, that the minutes of 10/07/93 be approved. MOTION CARRIED.

PROPOSED ZONING AMENDMENTS:

Following discussion, it was moved by Franckowiak, supported by Lakos, that the following amendments be approved:

1. That the Manistee City Zoning Ordinance of March 20, 1990, is hereby amended to add a new subsection B to the curb cut standards in Section 1013 and to change the current subsection B to subsection C, as follows, to wit:

1013. Driveway and Curb Cuts

B. At no time shall a curb cut be permitted unto a city-owned off street right of way unless a driveway is being developed on the fronting parcel. In residential districts, a permitted curb cut on a primary city street shall not be closer than fifty (50) from an intersection of any two streets. If the permitted curb cut is on a secondary street, then it shall be no closer than thirty feet from an intersection. Paving of city-owned off street right of way may only occur in the area of a permitted curb cut, unless otherwise authorized by the City Council. For those areas where there are no curb and gutters, the requirements of this section shall still apply and be administered as if the curb and gutters were present. For parking regulations on city-owned off street right of way, see Section 1014 H.

B-C. The Appeals Board may grant variances

2. That the Manistee City Zoning Ordinance of March 20, 1990, is hereby amended to add an additional subsection in Section 1014, as follows, to wit:

PROPOSED ZONING AMENDMENTS (continued):

H. In addition to the parking and storage restrictions found in Section 1018C, parking or storage of motor vehicles, recreational vehicles, trailers, etc. on city-owned off street right of ways is not permitted unless expressly authorized by the City Council.

3. That the Manistee City Zoning Ordinance of March 20, 1990, is hereby amended to add an additional definition in Section 503, as follows, to wit:

VEHICLE means every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices exclusively moved by human power or used exclusively upon stationary rails or tracks and excepting a mobile home as defined in section 2 of Act No. 419 of the Public Acts of 1976, being section 125.1102 of the Michigan Compiled Laws. [Section 257.79 of Act No. 300 of the Public Acts of 1949, as amended]

MOTION CARRIED

MASTER PLAN AMENDMENTS:

A brief discussion was held on the matter. Bauman indicated that he would work on a table of needed changes for the next meeting. It was decided to hold a work session on the matter at the next regular meeting.

SIGN ORDINANCE

Rose and Bauman reported that they will be meeting again with the Downtown Merchants November 17th. On this same date they will also be meeting with the Board of Directors of the Chamber of Commerce in hopes of enlisting their help in organizing a general merchants meeting.

HISTORIC OVERLAY DISTRICT ORDINANCE REWRITE:

No report.

CITY UPDATE

Rose reported on the following:

1. North River Bank Erosion
2. Moving of Gary Shrader's home by Fifth Avenue Beach.
3. Sewer Separation.
4. City Council's action on the Dunes Drive Vacation and sale of property for storage buildings, as recommended the Planning Commission at the last regular meeting.

D.D.A.

No report.

ZONING BOARD OF APPEALS

Johnson reported on a recent meeting and action taken by the Board on the Numelin Lot Split request and on waterfront yard setbacks for parcels fronting on the new Harbor Village Channel.

SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

Rose gave a brief report, including action taken by the committee on a split & combination request from Tom Stege which had been overlooked at the last regular meeting of the Commission. Rose felt that a policy should be adopted to allow the

Site Plan Review Committee to act on any requests. Johnson suggested that section 10 of the Commission's by-laws and rules of procedure be amended to add a policy on splits and combination review. Johnson said that he would draft an amendment to be considered at the next regular meeting.

12th STREET EXTENSION

No report.

JOINT CITY REVIEW/ORDINANCE COMMITTEE

No report.

G.P.S.

Slawinski reported on G.P.S. and the state's mandate for resurveying. Using G.P.S. section corners are reset utilizing satellites with an accuracy having an error allowance of one foot in 100,000 feet.

In a related matter, Rose reported on a proposed LIS (Land Information System) which will be presented to the City Council in a work session scheduled for November 23rd at 7:30 p.m. The L.I.S. would make information on parcels in the city more readily available to the public with the use of a touch screen information center in the city hall lobby as well as provide information for staff, thus saving them time.

ELECTION OF OFFICERS

Members were reminded that at the next regular meeting of the commission, an election of officers will be held.

LETTER OF APPRECIATION

Members were advised that Roger Bruchan was not reappointed to the commission by the city council. It was decided that a letter of appreciation be sent to Roger for his service on the commission.

LEAVE OF ABSENCE


Slawinski advised the commission that he would be leaving the first part of December for a few months in Florida and asked for a leave of absence, which was granted.

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 9:03 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

PROPOSED AMENDMENTS TO THE MANISTEE CITY PLANNING COMMISSION BY-LAWS AND RULES OF PROCEDURE, AS ADOPTED JANUARY 9, 1992.

1. The title of Section 10 shall be amended to read as follows:

Section 10.0 Site Plan Review ~~and Lot Split and Combination Review~~ Policy:

2. Section 10.0 shall be amended to add subsection 10.2, as follows:

~~Section 10.2 Plans for Lot Splits and Combinations shall be reviewed, as required in Section 151.07(E) of the Manistee City Subdivision Ordinance, in the following manner:~~

~~Plans for the proposed lot split or combination shall be forwarded by the City Code Administrator to the Site Plan Review Committee at a meeting of the committee, for their review. The committee shall review the plan to see that each resulting parcel meets each and every requirement of the City of Manistee Zoning Ordinance for the land use district in which the parcels are located. After reviewing the plan the Committee is authorized to either:~~

- ~~1. Submit recommendations on the plan to the Manistee City Council on behalf of the Planning Commission, or~~
- ~~2. Refer the plan to the full Planning Commission for review and recommendation.~~

~~As provided in Section 151.07(E) of the Manistee City Subdivision Ordinance, the recommendations can be made with or without a public hearing.~~