

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

February 3, 1994

The regular meeting of the Manistee City Planning Commission was held on February 3, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, J. Carter, D. Jones, J. Lakos, K. Thompson, R. Yoder

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

OTHERS PRESENT: Denise Jensen (City of Manistee), Dorothy Rose (Manistee Observer), Dr. Barbara Edwards Baumann, Barry Baumann, Sarah Yoder, Carl Wagner; and Fred Moore, Frank Hayes, Terry Beier, Cyndy Fuller and Don Fuller all of Harbor Village DSLT Development Co.

PUBLIC HEARING:

A public hearing was held on the Special Use Permit application submitted by Dr. Barbara Edwards Baumann and Mr. Barry Baumann for a bed and breakfast at 552 Harvard Lane.

Barry Baumann presented their application information and the associated site plan. No adverse public comments have been received by mail, or were made at the hearing. Mr. Carl Wagner, who is the closest neighbor to 552 Harvard Lane spoke in favor of the bed and breakfast.

SITE PLAN REVIEWS:

There was no site plan review on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

552 Harvard Lane Bed and Breakfast

It was moved by J. Carter, supported by D. Jones to approve granting a Special Use Permit for a bed and breakfast at 552 Harvard Lane in accordance with the application dated January 20, 1994. The motion was unanimously approved.

MINUTES:

K. Thompson suggested a revision to the Imagination Station section of the January 6, 1994 meeting minutes to eliminate any inference that the Parks Commission had formally approved the site location prior to the Planning Commission site plan review, and to document that the presentation was made by "Project Representatives" rather than the Parks Commission. After discussion it was agreed that the words "Project Representatives" should replace the words "Park Commission" in the minutes. Also, J. Clark should be changed to J. Carter.

It was moved by J. Lakos, supported by K Thompson, that the minutes of the January 6, 1994 meeting be approved based on incorporating the above changes. The motion carried.

The revised Imagination Station section of the January 6, 1994 meeting minutes is included below.

Imagination Station

Project representatives presented the site plan. The discussion was led by Anthony Cicchelli with support from Mary Paine, Jenny Pelton and Dan Korzeniewski.

The Project representatives completed an extensive survey of sixteen sites in all sections of the City before reducing their list of candidate sites to four. Evaluation criteria included parking, existing bathrooms, utility pole interference, tree removal requirements, water availability, power supply, site preparation costs and lake view. Also discussed during the site plan review was available space, user accessibility and proximity to other recreational facilities.

The short list of four sites has been reduced by the Project representatives to one preferred location and one alternate site. The only reason for an alternate site is to comply with a suggestion made by the consulting architect. The Project representatives have a preference for the primary site. A lengthy discussion was held on the final selection process which was used and on the merits of each recommended site.

The objective of the Project representatives during the site plan review was to obtain Planning Commission concurrence with their preferred site identified as "First Street - Cherry Road", with an alternate site identified as "Man Made Lake". It was noted that Man Made Lake is not a viable site at this time since the City does not own the property. Effort is underway to obtain some land near Man Made Lake for park purposes, however success and timing cannot be assured. For that reason, and because First Street - Cherry Road is the preferred site, project work and fund raising will proceed based on locating the imagination station at First Street. The project is scheduled for completion by spring of 1995.

It was moved by J. Lakos, supported by J. Carter to "Approve the concept of constructing an imagination station at First Street - Cherry Road with Man Made Lake as an alternate site". The motion carried with all members voting yes except K. Thompson.

UNFINISHED BUSINESS:

Master Plan Update

R. Bauman reported that three complete sets of the existing Master Plan have been compiled by Denise Jensen. A committee meeting was scheduled for 3 PM Wednesday, February 9th at City Hall to develop a workplan for accomplishing the update.

Sign Ordinance

R. Bauman reported that J. Rose is still attempting to arrange a meeting with the Downtown Merchants Association committee to review their comments on the draft ordinance.

CITY UPDATE:

There was no City update.

D.D.A. REPORT:

There was no DDA report.

ZONING BOARD OF APPEALS REPORT:

The Board of Appeals met on January 24, 1994. At the meeting the City requested a variance to reduce the setback requirement for the proposed Municipal Marina Building to 22 feet. The Board approved the variance by unanimous vote.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

There were no meetings during the past month.

ORDINANCE COMMITTEE REPORT:

There was no Committee meeting during the past month.

NEW BUSINESS:

Chairman Yoder discussed the upcoming Michigan Society of Planning Officials workshops in March and advised anyone interested in attending to contact Jon Rose.

WORK SESSION:

Mr. Terry Beier, with support from other Harbor Village DSLT Development Co. attendees presented general information on some changes being considered for the Harbor Village project. The changes are the result of input from a new land planning consultant with an aim toward creating a four season environment with an unique identity and enhanced eye appeal. DSLT feels that the changes will greatly improve marketability of the development.

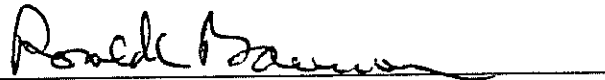
Although not developed in final detail the revised plans include replacing the three unit hotel complex with smaller units, changing the second boat basin to a pond with a running water inlet, rearranging and changing the type and number of residential units, relocating the retail and restaurant facilities, and adding a large number of new trees. After discussing the changes with DSLT the Planning Commission advised them that the changes appeared to be favorable, and that a public hearing would be scheduled to address the required PUD changes when DSLT is ready.

ADJOURNMENT:

There being no further business, it was moved by D. Jones, supported by J. Carter, that the meeting be adjourned. The motion carried.

The regular meeting was adjourned at 7:25 PM. The work session started at 7:30 PM and ended at 8:45 PM.

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Ronald C. Bauman, Secretary