

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

March 3, 1994

The regular meeting of the Manistee City Planning Commission was held on March 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, R. Franckowiak, D. Johnson, D. Jones, J. Lakos, K. Thompson, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: City of Manistee

Ben Bifoss, Jon Rose, Dale Picardat

Manistee Village Partners

Terry Beier, Cindy Fuller, Don Fuller

Public

Merlin Norby (Manistee News Advocate), Linda Boss, Chuck Roberts, Mr. and Mrs. Joe Pienta, Ken Wroblewski

PUBLIC HEARING:

There was no public hearing on the agenda.

SITE PLAN REVIEWS:

New Restaurant - Fred MacDonald, etal

Linda Boss made a brief presentation of the site plan for a proposed new restaurant to be located at 43 & 45 Arthur Street in Zoning District C-3. They would like conceptual approval of the plan by April 1st to support continued project development. The plan will be resubmitted at a later date for detailed review and final approval. Jon Rose advised that two items will require resolution. The parking area needs to be rearranged to allow sufficient space for the existing marina which will be part of the project and a waterfront setback exemption will be necessary. It was generally agreed that the Planning Commission required additional time to review the site plan before taking the requested action. Additional site plan review was therefore tabled until the March 10, 1994 special meeting.

Custom Packaging

Jon Rose made a brief introduction of a site plan for the proposed new Custom Packaging plant which will occupy approximately 37,000 square feet of Lot 10 in the Industrial Park. Since a portion of the structure will be located within 200 feet of a residential zone the project requires a Special Use Permit. A public hearing was scheduled for March 10, 1994. Copies of the site plan were given to members of the Planning Commission for review prior to the hearing.

CITIZEN QUESTIONS AND CONCERNS:

There were no questions or concerns expressed by the public.

MINUTES:

It was moved by J. Lakos, supported by J. Carter, that minutes of the February 3, 1994 regular meeting and the February 22, 1994 public hearing on the Harbor Village Project be approved. The motion carried.

UNFINISHED BUSINESS:

All unfinished business was tabled until the next regular meeting to allow time for the Harbor Village Project agenda item.

CITY UPDATE:

A brief City update was made by Jon Rose. He reported that the contract with Tridon will be signed next week for the Marina Building. Extra showers for boaters in the upstairs public restroom area and external stairs have been removed from the project scope. Bids for the north river bank erosion control work will be opened next week. The contractor for pier work has been selected.

D.D.A. REPORT:

Due to the time required for the Harbor Village Project agenda item, no DDA Report was made.

ZONING BOARD OF APPEALS REPORT:

Due to the time required for the Harbor Village Project agenda item, no report was made.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

Due to the time required for the Harbor Village Project agenda item, no report was made.

ORDINANCE COMMITTEE REPORT:

There was no Committee meeting during the past month.

NEW BUSINESS:

Harbor Village Project

The primary action taken during this meeting was to review a draft PUD agreement prepared by City staff, and to provide Planning Commission input relative to changes being proposed by the developer. The process entailed a lengthy discussion on many aspects of the Project including unit type, size and density in each of the eight Project planning areas; allowable building height; setback requirements; spacing between buildings; greenbelt requirements and landscaping; and the density relationship between additional units and reduced number of boat slips. Results from the discussion will be incorporated in a revised draft PUD Agreement which will be distributed to the Planning Commission for review prior to continued deliberation at a special meeting scheduled for March 10, 1994. No formal action was taken.

WORK SESSION:

There was no work session on the agenda.

ADJOURNMENT:

There being no further business, it was moved by D. Johnson, supported by R. Franckowiak, that the meeting be adjourned. The motion carried.

The meeting adjourned at 10:30 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

