

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

April 21, 1994

A special meeting of the Manistee City Planning Commission was held on April 21, 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 D. Johnson.

MEMBERS PRESENT: R. Bauman, J. Carter, D. Johnson, D. Jones  
J. Lakos

MEMBERS ABSENT: R. Franckowiak, A. Slawinski, R. Yoder

OTHERS PRESENT: J. Rose (City Code Administrator)  
Applicants and citizens in attendance are identified on the attached list.

### ELECTION OF VICE CHAIRMAN:

It was moved by D. Jones, supported by R. Bauman that D. Johnson be elected Vice Chairman of the Planning Commission. The motion passed unanimously.

### PUBLIC HEARING:

The hearing was opened at 7:05 by Vice Chairman D. Johnson. The purpose of the hearing was to obtain applicant and citizen input relative to a Special Use Permit application from the Washington Street Rental Partners for conversion of a single family residence at 248 Washington to a four unit apartment building. The Partners are also requesting a lot combination of 248 & 250 Washington Street to meet Zoning Ordinance density requirements.

Mr. Don Vander Weele presented the site plan and summarized the planned apartment development. Plans include converting 248 Washington to four apartments and keeping 250 Washington as a single family rental unit.

Mr. and Mrs. Randy Hunt, 244 Washington St; Mr. and Mrs. Nick Tloczynski, 241 Washington and Mr. Floyd Mucha, 221 Washington Street were in attendance and all spoke against the development.

It was determined by the Planning Commission that 10 off-street parking spaces would be required for the two rental buildings. It was not evident from the site plan that this requirement could be met. For that reason it was decided to recess the hearing until the regular May 5th Planning Commission meeting. The applicant was requested to prepare a

more detailed site plan showing how the parking requirement could be met. (Note: please refer to minutes of the May 5th meeting for specific concerns expressed by neighboring residents and additional information provided by the applicant)

SITE PLAN REVIEWS:

The Manistee Village Partners presented the Cottage planning area landscape plan for review. The plan was consistent with the proposed greenbelt tree locations witnessed by Planning Commission members during the site walk of April 20, 1994. Also, spacing between trees on Harbor Drive was increased from 25 feet to 30 feet as recommended by the Tree Commission. It was moved by D. Jones, supported by J. Lakos that, "Landscaping in the greenbelt and along Harbor Drive be approved as shown on the site plan, except that spacing between trees on Harbor Drive shall be increased to 30 feet".

The motion passed unanimously.

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 meeting adjourned at 7:45 PM.

MANISTEE CITY PLANNING COMMISSION



---

Ronald C. Bauman, Secretary