

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

September 1, 1994

Two public hearings and the regular meeting of the Manistee City Planning Commission were held on September 1, 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: J. Carter, R. Franckowiak, D. Jones, J. Lakos
J. Gavlinski, A. Slawinski, R. Yoder

MEMBERS ABSENT: R. Bauman, D. Johnson

OTHERS PRESENT: B. Bifoss (City Manager)
J. Rose (City Code Administrator)
Others as shown on the attached list.

PUBLIC HEARING:

A public hearing relative to a Special Use Permit application to install a sign for The Train Station was opened at 7:00 PM by Chairman Yoder. Ms. Kari Stuck presented details of her request to install an off-premise sign adjacent to the A&A Service Building on Cypress St. There was no adverse public input. Mr. John Faher, owner of A&A Services was in attendance and stated that he was in support of the request. In response to a question, it was stated by Jon Rose that the proposed sign size and height both exceed limits contained in the current draft sign ordinance. The hearing was closed at 7:05 PM.

A public hearing on the application by Mr. David Weed for a Special Use Permit for a used auto sales business was opened at 7:05 PM. Mr. Weed described his plans to start a business at 720 Engleman St. which would be operated by Mr. Weed and his family. The business would utilize an existing storage building at that location. Public input was received from Lynda Pachesny, Jerome Pachesny, Tony Kotowski and Pat Marquandt who all reside in the immediate area of the proposed business. They expressed general concerns relative to lighting, on-site repair work, new building construction and number of autos to be located on the lot. Mr. weed responded by advising that he will not be operating a repair or body shop, new lighting will be limited to a single light near 8th st., his State permit will be for 20 autos, and that he has no current plans to add any new buildings. He will pave the area which will be used for parking autos with a drain located in the center of the area. The hearing was closed at 7:20 PM.

SITE PLAN REVIEWS:

A site plan was reviewed for an office addition at H&R Block on US 31. Jon Rose advised that all Zoning Ordinance requirements will be met. It was Moved by J. Lakos, supported by J. Gavlinski that the site plan be approved. The motion passed unanimously.

A site plan was reviewed for additional landscaping in the Cottage area of Harbor Village. Trees are proposed in the south Cottage greenbelt area north of Third Ave at a density similar to the other greenbelt areas. It was moved by J. Carter, supported by R. Franckowiak that the site plan be approved. All voted in favor, except for an abstention by J. Gavlinski.

At the request of Jon Rose on behalf of Habitat for Humanity, it was moved by J. Carter, supported by J. Lakos to approve splitting the property being sold by the City to Habitat into three parcels. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

There were no questions or concerns expressed by citizens in attendance.

MINUTES:

It was moved by J. Lakos, supported by A. Slawinski, that the minutes of the August 4, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Sign Ordinance: Jon Rose reported on two meetings which were held to resolve the issue of lighted signs in the Historic District, and to obtain Downtown Merchants Committee comments on the draft ordinance from Tom Amor. Specific requirements for lighted signs will be removed from the Sign Ordinance and put in the Historic District Ordinance which is being developed. A Committee meeting will be scheduled to development our response to the Downtown Merchants comments.

CITY UPDATE:

Ben Bifoss provided the following City update: work to install a rubberized surface on the rail crossing near Consumers Power Co. will start in September and will take about eight weeks to complete; the Riverwalk East grant application decision is still pending with an answer expected by year end; and the City has started evaluating the possible purchase of a new fire engine.

D.D.A. REPORT:

D. Jones reported that the DDA approved a loan application for the former JCPenny Building remodeling. Also, the sign post project estimated cost is higher than expected which is requiring additional evaluation of the proposed concept.

ZONING BOARD OF APPEALS REPORT:

No meeting was held during the last month.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

No meeting was held during the last month.

ORDINANCE COMMITTEE REPORT:

No meeting was held during the last month.

NEW BUSINESS:

Following discussion it was moved by J. Lakos, supported by J. Carter to approve issuance of a Special Use Permit to The Train Station for an off-premise sign to be located as shown on the site plan. The motion passed unanimously.

Following discussion it was moved by J. Carter, supported by J. Lakos to approve issuance of a Special Use Permit to Mr. David Weed for a used auto sales business at 720 Engleman St. with the following special conditions:

- 1) There be no repair or painting,
- 2) no light shall be installed which will negatively impact on residential neighbors,
- 3) the number of autos on the lot shall not exceed twenty,
- 4) the business shall only be operated between 8 AM and 8PM, and
- 5) the north boundary of the property shall be separated from residential property by a solid fence with a minimum height of four feet.


The motion passed unanimously.

ADJOURNMENT:

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

The meeting adjourned at 8:30 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

