

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

February 2, 1995

The regular meeting of the Manistee City Planning Commission and a public hearing were held on February 2, 1995 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 Vice Chairman, D. Johnson.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, K. Harless, D. Johnson, J. Lakos

MEMBERS ABSENT: J. Gavinski, A. Slawinski, R. Yoder

OTHERS PRESENT: Jon Rose (City Code Administrator)
Dale Picardat (City Development Office)
Denise Jensen (City Office)
Jake Kowalski (News Advocate)
General public as shown on the attached list

PUBLIC HEARING:

The Public Hearing was opened by Vice Chairman D. Johnson at 7:00 PM. The purpose of the hearing was to obtain public input relative to proposed changes in the Zoning Ordinance. The changes involve revisions which will allow Mini-storage Facilities and Public Warehouses in Land Use District C-1, and Public Warehouses in Land Use Districts C-2, C-4 and C-4A as Special Uses. There were no general public objections to the proposed Zoning Ordinance changes. Several specific comments were received from Mr. Art Periard and Mr. Paul Adamski on allowable building materials. Mr. Periard showed photographs of mini-storage facilities typical of the type which he has under consideration. Both Mr. Periard, and Mr. Adamski (who will be adding to his existing facility) advised that they preferred to use corrugated metal on the building exterior. Corrugated metal was not allowed in the draft Ordinance revision. Neither objected to adding requirements that applicants must obtain appearance approval of corrugated metal siding and other architectural details from the Planning Commission. The hearing was closed at 7:20 PM.

SITE PLAN REVIEWS:

Lighthouse Park:

Dale Picardat presented the site plan. Following a general discussion it was moved by J. Lakos, supported by K. Harless that "The site plan as presented be approved by the Planning Commission subject to approval by the Parks Commission". The motion passed unanimously.

Duffy Park:

Dale Picardat presented the site plan. The location and arrangement of the parking lot was the major item of discussion. The parking lot has been designed to meet all Zoning Ordinance requirements. It was moved by R. Bauman, supported by J. Lakos that "The site plan as presented be approved". The motion passed unanimously.

Riverfront Park:

Dale Picardat presented the conceptual site plan as shown on an architectural rendering. The Park will consist of a 10 foot wide walk from the end of the existing Riverwalk to a point behind the American Legion building. Several different barrier free access points are being considered. A special committee has been established to develop final design details. The most recent Mich Dept of Natural Resources grant will be the final grant for the overall riverwalk, therefor Riverfront Park must be designed to meet currently available funds. The DDA is contributing funds in addition to those available from the State. Following discussion it was moved by R. Franckowiak, supported by J. Lakos that "The conceptual Riverfront Park design as shown on the architectural rendering be approved". The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Jim Kieszowski discussed proposed plans to expand the Oak Grove Cemetery by developing land currently owned by the cemetery. The parcel is located in the City, and is adjacent to the industrial park in an area zoned I-1, Industrial District. Therefor, a Zoning change would be required to permit the proposed land use. The proposed plan includes initial construction of a mausoleum, with eventual ground burial sites. No action was requested, or taken. Mr. Kieszowski will submit an application for a zoning change.

MINUTES:

It was moved by R. Franckowiak, supported by K. Harless, that the minutes of the January 5, 1995 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Master Plan Update:

It was agreed to table work on the Master Plan Update until addition details are available on contents of the LISC System which is currently being developed. Much of the LISC information will be pertinent to Master Plan contents and can perhaps be referenced in the Master Plan. Use of LISC computer screen reference material, rather than hard copy overlay maps, etc., may be appropriate.

Sign Ordinance:

Jon Rose advised that a copy of Planning Commission responses to Downtown Merchants Association comments on the draft Sign Ordinance have been provided to Tom Amor.

High Risk Erosion:

John Lakos and Jon Rose provided a status report on work to prepare Zoning Ordinance changes in response to new State requirements.

LISC:

Ron Bauman and Jon Rose discussed results of the first LISC Committee meeting and the need for each Planning Commission member to prepare a "wish list" of items for the LISC System prior to the next meeting.

CITY UPDATE:

Dale Picardat provided the following City update: new signs and sign posts will be provided by the DDA for installation in the Historic Overlay District; the Corps of Engineers has obtained additional bids for South pier work which is scheduled for next summer, and work will start in the near future on Maple and First Street area sewer separation and street improvements.

D.D.A. REPORT:

Dale Picardat advised that plans for Riverfront Park were presented to the DDA. The DDA will provide financial assistance to the project.

ZONING BOARD OF APPEALS REPORT:

There was no meeting during the past month.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

There was no meeting during the past month.

ORDINANCE COMMITTEE REPORT:

There was no meeting during the past month.

NEW BUSINESS:

Zoning Amendments:

The draft Zoning Ordinance amendments relative to mini-storage and public warehouse facilities were revised to incorporate input from the public hearing, and other changes suggested by Planning Commission members. It was moved by R. Bauman, supported by J. Lakos to "Recommend to the City Council that the Zoning Ordinance amendments (as revised during the February 2, 1995 meeting) to allow Mini-Storage and Public Warehouse Facilities in Land Use District C-1, and Public Warehouse Facilities in Land Use Districts C-2, C-4, and C-4A be approved". The motion passed unanimously.

Training workshops:

Members of the Planning Commission were reminded of the upcoming training workshops offered by The Michigan Society of Planning Officials and requested to advise Jon Rose of their selected courses.

WORK SESSION:

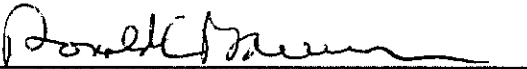
There was no work session on the meeting agenda.

ADJOURNMENT:

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

The meeting adjourned at 9:15 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary