

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

April 6, 1995

The regular meeting of the Manistee City Planning Commission was held on April 6, 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 Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, M. Fatke, R. Franckowiak, J. Gavlinski, K. Harless,
D. Johnson, J. Lakos, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Ben Bifoss (City Manager)
Denise Jensen (City Office)
Duane Jones (City Council)
Bob Turek (Station WMTE)
Others as shown on the attached attendance list.

NEW MEMBER:

Mike Fatke was welcomed as a new member of the Planning Commission.

PUBLIC HEARING:

There was no public hearing on the meeting agenda.

SITE PLAN REVIEWS:

Lakeshore Four (Harbor Village) - Based on complete compliance with the PUD, it was moved by J. Lakos, supported by R. Franckowiak that "The site plan titled Lakeshore Four, dated March 1995 be approved". The motion passed unanimously.

Harborpoint Estates (Harbor Village) - Based on complete compliance with the PUD, it was moved by R. Bauman, supported by K. Harless that "The site plan titled Harbor Point Estates Preliminary Site Plan, dated 3/16/95 be approved". The motion passed unanimously.

Harborside West (Harbor Village) - The site plan discussion was divided into two areas; one associated with the construction of a new duplex unit, and the other associated with increasing the total number of buildings from eight as identified in the PUD to an allowable total of 13. Based on complete compliance with the PUD, it was moved by K. Harless, supported by J. Lakos that "The site plan titled Harborside West Building Areas #1 - #7, dated 3/25/95 be approved". The motion passed unanimously. Following a general discussion, and a poll of Commission members which indicated unanimous agreement that the increased number of buildings is not a "substantive" change to the PUD, it was moved

by R. Franckowiak, supported by R. Bauman that "The Planning Commission recommend to the City Council that the PUD be revised to allow 13 buildings in Harborside West as shown on the site plan titled Harborside West Preliminary Site Plan, dated 3/25/95 without the need for a public hearing". The total number of residential units will not be increased. The motion passed unanimously.

Pond - Phase I (Harbor Village) - Based on complete compliance with the PUD, it was moved by J. Lakos, supported by M. Fatke that "The site plan titled Harbor Village Pond-Phase I (undated) be approved". The motion passed unanimously.

Construction Trailer (Harbor Village) - Concern was expressed by Commission members that the proposed new location of construction trailers (and future maintenance building) as shown on the site plan may have a negative impact on nearby neighbors. For that reason, and because the residents have always been advised that the area would contain single family dwellings, it was decided to table the item pending input from a public hearing. The hearing was scheduled for April 20, 1995 at 7 PM in Council Chambers.

(Due to a stated possible conflict of interest, J. Gavinski abstained from all discussion and voting on the above site plan reviews.)

CITIZEN QUESTIONS AND CONCERNS:

Concern was expressed over the exterior conditions of the residence and yard at 196 Washington St. The Planning Commission took note of the situation, and advised the complainant that the proper course of action was to file a complaint with the Code Administrator. No other citizen questions or concerns were expressed at the meeting.

MINUTES:

It was moved by J. Lakos, supported by D. Johnson, that "The minutes of the March 2, 1995 meeting be approved". The motion carried.

UNFINISHED BUSINESS:

LISC - No action was required, or taken on this matter. Work is being performed by the Consultants to enter the information desired by the LIS Committee. When data entry is complete, a meeting will be scheduled with the Committee to review the first draft of the System.

Proposed Amendment to I-1 (Cemetery) - Following discussion it was moved by R. Bauman, supported by J. Gavinski to "Recommend to the City Council that they approve the 3/17/95 draft Amendment to the Manistee Zoning Ordinance to change the Zoning Map, add an additional definition, and to add a Cemetery Zoning District". The motion passed unanimously".

Proposed Amendment to High Risk Erosion Section - The State legislation which establishes new High Risk Erosion requirements provides for enforcement by either the Michigan DNR, or by local government. At the March 2, 1995 meeting the Planning Commission approved a change to the City Zoning Ordinance to provide local enforcement. However, additional review has indicated that several of the proposed units at Harbor

Village may be affected by the new legislation. Therefor it was moved by D. Johnson, supported by J. Lakos to "Reverse the March 2, 1995 approval of Zoning Ordinance changes relative to High Risk Erosion and allow the State to enforce the new regulations". The motion passed unanimously. This change will eliminate possible City liability associated with detrimental impact on Harbor Village.

CITY UPDATE:

B. Bifoss reported that work on both First piers will be completed this summer with the stub pier receiving handrails and an improved approach; utilities will be provided to a new Burger King which will be constructed in Manistee Township near peanut junction; improvements will be made to Duffy Park, Morton Park and the Imagination Station; and Riverwalk ice damage will be repaired. Public access problems related to Made Made Lake were also discussed. Duane Jones described efforts being taken to save the Coast Guard Station.

D.D.A. REPORT:

J. Gavlinski reported on details of Riverfront Park, including funding and barrier free access points. Owners of the former Olde Fashioned Bar do not plan to rebuild and the property is for sale. The Downtown Merchants Association will provide funds for planters and trash receptacles.

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.

MSPO TRAINING REPORT :

K. Harless and J. Gavlinski reported on the MSPO Training Course which they attended. The importance of a City Master Plan and conflict of interest behavior were stressed during the course.

NEW BUSINESS:

Street Vacation - Tenth Street - In response to requests from the owners of land on both sides of the street, it was moved by D. Johnson, supported by J. Lakos to "Recommend vacation of Tenth Street between Cypress Street and US 31 to the City Council". The motion passed unanimously.

Leasing Waterfront Street Ends - Following discussion it was moved by D. Johnson, supported by J. Lakos that "The City make available all remaining City owned property at

waterfront street ends for lease using existing lease provisions and fees". The motion passed unanimously.

Zoning Ordinance Recodification - To be consistent with a standard Zoning Ordinance numbering scheme being developed within the County, and to simplify future additions and changes it is highly recommended by D. Johnson, with support from the City office that the City Zoning Ordinance be recodified. It was moved by R. Franckowiak, supported by K. Harless that "The Manistee Zoning Ordinance be recodified". The motion passed unanimously.

WORK SESSION:

There was no work session on the meeting 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 8:55 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary