

## MANISTEE CITY PLANNING COMMISSION

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

### MEETING MINUTES

June 1, 1995

The regular monthly meeting of the Manistee City Planning Commission was held on June 1, 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, M. Fatke, R. Franckowiak, J. Gavlinski, K. Harless, D. Johnson, J. Lakos, A. Slawinski

**MEMBERS ABSENT:** R. Yoder

**OTHERS PRESENT:** Art Anderson (City Council)  
Loraine Conway (City Council)  
Mike Jankowski (City Council)  
Duane Jones (City Council)  
Ben Bifoss (City Manager)  
Jon Rose (City Code Administrator)  
Bruce Gockerman (City Attorney)  
Denise Jensen (City Office)  
Others as shown on the attached attendance list

### **PUBLIC HEARINGS:**

There were no public hearing on the agenda.

### **SITE PLAN REVIEWS:**

#### **A. D. Joslin Mfg Co.:**

Mr. Norman Ware presented a proposed site plan for adding a structure adjacent to their existing facility to accommodate a new product line. He emphasized that the new product line would greatly enhance the longevity of A. D. Joslin Co. in Manistee and protect the jobs of their existing work force. Several new jobs are likely as a result of the addition. The site plan met all Zoning Ordinance requirements except for water set back, accessory building height, size of building footprint, and architectural character. Mr. Tom Kubanek of the Manistee County Economic Development Office spoke in favor of the plant expansion.

Following discussion it was moved by R. Bauman, supported by M. Fatke that the Site plan as presented (or as modified to meet Zoning Appeals Board requirements) be approved subject to action by the Zoning Appeals Board. The motion passed unanimously.

#### **CITIZEN QUESTIONS AND CONCERNS:**

Mr. Brian Chick spoke in favor of approving the A. D. Joslin Mfg. Co. site plan and granting the necessary Zoning Ordinance variances.

#### **MINUTES:**

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

#### **UNFINISHED BUSINESS:**

##### **LISC:**

Ron Bauman reported that representatives from Land Information Access Association were at the Manistee County Historical Museum to scan all historic photos into the computer system, and that all other photos and information which the LIS Committee desires to have in the program have been provided. The next step is for them to return and present a computer demonstration of the Manistee LIS Program for Committee comment.

##### **Public Access - Man Made Lake:**

A lengthy discussion on the issue occurred between Commission Members, City representatives and residents. Items discussed included the need for additional City park area, funding possibilities, current use of Man Made Lake, and the need to obtain public input. Following this discussion it was moved by R. Bauman, supported by A. Slawinski that the City take the necessary steps to seek acquisition of property at Man Made Lake for park purposes. The motion was unanimously approved.

It was acknowledged that developing a new park, and funding the necessary property acquisition should only proceed if desired by the public. It was emphasized that implementation of the concept will require significant public discussion and a referendum vote on the issue.

##### **Mobile Homes:**

A committee consisting of T. Slawinski, K. Harless and R. Franckowiak was established to develop a position and draft proposed language for the Zoning Ordinance relative to mobile homes located within the City.

#### **CITY UPDATE:**

Ben Bifoss provided the following City update: City water and sewer service will be provided to the new Burger King restaurant at US-31 and M-110 which is scheduled to open in July; the Insurance Service Organization (ISO) will be in Manistee next week to establish a City fire rating; rip-rap has been placed to protect River Walk West from further ice damage; additional fill material will be placed on the bank slope near the west end to assist in stabilization; and contracts will be awarded in July for the First and Maple Street sewer separation and road

project with completion scheduled for October. He also summarized discussions which are underway between the Little River Band and the State relative to operation of the fish weir on the Little Manistee River. In response to a question, Jon Rose advised that the owners of 815 Maple Street plan on establishing a six bed AFK home at that location and have dropped the concept of a 12 bed home.

**D.D.A. REPORT:**

There was no meeting during the past month.

**ZONING BOARD OF APPEALS REPORT:**

D. Johnson reported on a Board of Appeals meeting which granted a variance for a communications relay tower at 422 First Street. Xavier University is considering the purchase of property at that location for a radio station and will use the tower to relay signals to a radio tower which will be constructed south of Manistee.

**SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:**

K. Harless reported that work was completed on the paint color and awning design sections of the Historic District Design Guideline. The committee has been meeting on a weekly basis. Jon Rose advised that a review of the exterior design for the Harbor Village duplex resulted in several minor changes.

**ORDINANCE COMMITTEE REPORT:**

There was no meeting during the past month.

**BIKE TRAIL REPORT:**

Mike Fatke provided information on efforts by the National Forest Service to develop mountain bike trails at the Big M cross country ski location. The project may include a loop to the City. The Planning Commission is monitoring progress on this program due its economic development potential for the entire area, including Manistee.

**NEW BUSINESS:**

**Oil and Gas Zoning:**

Bruce Gockerman discussed the legal aspects of State Vs City regulation of oil and gas facilities as input to the Planning Commissions evaluation of the issue. A general discussion ensued on what actions could, or should be taken by the City relative to oil and gas facilities within Manistee. Comments were provided by Mr. Gary Schwaiger who is the closest neighbor to the new gas well on Cherry Street.

A committee consisting of R. Bauman, J. Gavliniski and J. Lakos was established to perform the evaluation with assistance from residents, City personnel and industry specialists as required.

**Manistee River Public Access:**

Due to construction of the entrance channel to Harbor Village there is no public access to the north bank of the Manistee River east of the channel. The area has a concrete walkway and railings. Public access is desired by

many persons for fishing and general use. Mr. Art Anderson advised that original construction of the walkway utilized funds which were based on public access being available. Following discussion it was moved by R. Bauman, supported by K. Harless that the City pursue obtaining a 30 foot wide public access route from Fifth Avenue to the Manistee River on the east side of the entrance channel to Harbor Village. The motion passed unanimously.

**WORK SESSION:**

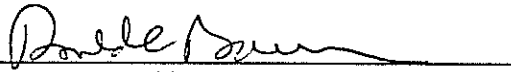
There was no work session on the meeting agenda.

**ADJOURNMENT:**

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

The meeting adjourned at 9:00 PM.

MANISTEE CITY PLANNING COMMISSION

  
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Ronald C. Bauman, Secretary