

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

July 28, 1995

A public hearing and special meeting of the Manistee City Planning Commission was held on July 28, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Ben Bifoss (City Manager)
Jon Rose (City Code Administrator)
Tim Omarzu (News Advocate)
Steve Paine (Fab-Lite)
Tom Kubanak (EDO)
Jim Kieszkowski (Oak Grove Cemetery)
Emmy Johnson

PUBLIC HEARING:

Chairman Yoder opened the public hearing at 7:00 PM.

The public hearing was held relative to the issuance of a Special Use Permit to Fab-Lite Inc. for an industrial facility proposed for the Industrial Park. Mr. Steve Paine of Fab-Lite Inc. presented the Site Plan for a 40,000 square foot facility to be built as Phase I with additional space to be added as Phase II of the development. The construction date for Phase II is not currently defined. The facility will be constructed on Lots 2, 3 and 4 of the Industrial Park. All property procurement activities and other procedures needed to support the development are in progress.

The facility will meet the definition of SIC 252 for light manufacturing. A portion of the manufacturing area of the building will be less than 200 feet from a residential district as required by the Zoning Ordinance. The minimum distance for Phase I will be 140 feet, and the minimum distance for Phase II will be 100 feet. The Industrial Park berm will isolate the facility from Dunes Drive, which is the nearest residential district.

The City will retain ownership of the north 33 feet of Lot 2 for possible future right-of-way purposes. Mr. Jim Kieszkowski of Oak Grove Cemetery commented on the existence of an outstanding commitment from the City to maintain a 25 foot barrier between his property and the Industrial Park. He stated that the commitment has not been fully implemented on the east side of Washington Street and expressed concern relative to the north end of Lot 2. He was advised that the 33 foot section of Lot 2 which will be retained by the City can be used as a barrier on the north end of the Industrial Park. The matter of a barrier on Washington Street will be resolved by the City manager in response to recent correspondence from Mr. Kieszkowski.

Mr. Tom Kubanak of the EDO spoke in favor of issuing a Special Use Permit.

The public hearing was closed at 7:30 PM.

CITIZEN QUESTIONS AND CONCERNS:

Other than comments provided at the public hearing, there were no citizen questions or concerns expressed from those present at the meeting.

MINUTES:

It was moved by K. Harless, supported by T. Slawinski, that minutes of the July 6, 1995 meeting be approved. The motion carried.

NEW BUSINESS:

It was moved by M. Fatke, supported by R. Franckowiak to recommend to the City Council that a Special Use Permit be issued to Fab-Lite Inc. for a facility in the Industrial Park as described on the Site Plan dated 7-27-95. The motion passed unanimously.

ADJOURNMENT:

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

The meeting adjourned at 7:45 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary