

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING MINUTES

October 5, 1995

A public hearing and the regular monthly meeting of the Manistee City Planning Commission were held on October 5, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

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

**MEMBERS ABSENT:** J. Lakos

**OTHERS PRESENT:** Lorraine Conway (City Council)  
Jon Rose (City Code Administrator)  
Denise Jensen (City Office)  
Others as shown on the attached attendance list

### **PUBLIC HEARING:**

Chairman R. Yoder opened a hearing at 7:00 PM to obtain public input on a request by Amor Sign Studio for a Special Use Permit to install a new billboard on Cypress Street. The billboard, to be located behind the cycle shop at Cypress and River Street, would replace an existing billboard approximately 15 feet south of the proposed new location. The requested sign size was 10 ft. by 25 ft. compared to the existing size of 8 ft. by 12 ft. The existing sign has been in place for 25 years.

The following citizens spoke against issuing a permit for the proposed sign:

Dennis Skeria  
Dalores Tabaczka  
Denis Cramer (for entire family)  
Lorraine Kolk  
Jerry Tabaczka  
One additional unidentified person

A letter from Katherine Yankee objecting to the permit was read into the record by Chairman Yoder.

Reasons stated by the above for their objection to a permit included a negative effect on City image, view obstruction, unattractive view, need for tree removal, and lighting nuisance.

Following public comment, Mr. Amor volunteered to maintain the original sign size but continued to request a permit for relocation. Mr. Amor also made several points in support of the application. A representative from Amor Sign Studio noted that the tree which would require removal needs major trimming by Consumers Power Co. due to power line interference.

The hearing was closed and the regular meeting was opened at 7:30 PM.

### SITE PLAN REVIEWS:

There were no site plan reviews on the agenda.

### CITIZEN QUESTIONS AND CONCERNS:

There were no citizen questions or concerns expressed from those present at the meeting.

### MINUTES:

It was moved by R. Franckowiak, supported by A. Slawinski, that minutes of the September 7, 1995 meeting be approved. The motion carried.

### UNFINISHED BUSINESS:

#### Amor Sign Studio, Inc.:

Following additional discussion it was moved by J. Gavliniski to recommend to the City Council that a Special Use Permit be issued for installation of a new billboard south of the dry cleaner and bike shop building at River Street and Cypress Street subject to the following special conditions:

- 1) The face area of the sign shall be the same as the existing billboard which is approximately 15 feet south of the new location. The existing billboard will be removed.
- 2) The sign shall be of Victorian design.
- 3) Sign lighting shall be designed for minimum impact on neighboring residences.
- 4) The sign design shall be approved by the Historic Overlay Committee.

The motion was supported by A. Slawinski. All voted in favor of the motion, except R. Bauman who voted no.

#### Access To North End Of Lake Michigan Beach:

A committee consisting of M. Fatke, R. Franckowiak and R. Yoder was established to evaluate access points to the north end of the Lake Michigan beach. Comments were provided by City Councilor Lorraine Conway and several public attendees relative to the need for access and their preferred access point. The committee will consider their comments.

#### Public Parking - Man Made Lake:

Plans for several parking schemes prepared for the City without charge by Harbor Village were distributed to Commission members. Evaluation of the plans was assigned to the committee working on access to the north beach.

### CITY UPDATE:

Jon Rose provided the following City update: A new policeman has been added to the City Police Department; a grant has been received which will allow police presence in Manistee schools; and sidewalk repair work has started.

**REPORTS:**

**DDA Report:**

J. Gavliniski discussed DDA plans to conduct a "Vote Yes" campaign relative to the upcoming referendum vote on completing the riverwalk. The DDA has contributed \$1,000 to the Downtown Merchants Association to help defray purchase cost of benches, planters and waste receptacles which were recently placed on River Street. The donation was in lieu of contributing to the merchants Christmas Lighting program.

**Oil and Gas Committee Report:**

R. Bauman advised that the City is retaining an independent consultant to review the safety of the sour gas wells on the golf course and Cherry Street, and the proposed associated pipeline. He also summarized the content of a letter which he sent to the City Manager addressing several safety concerns. The letter was sent as a private citizen since the Planning Commission study has not been completed, and construction of the pipeline is scheduled to start in the near future. After receiving the letter, the City Manager met with pipeline officials to discuss the safety concerns and to request additional information which will be reviewed by the independent consultant.

**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.

**LISC Committee Report:**

Jon Rose advised that the LIS has been loaded with the desired information and is available to committee members for review in his office. All Planning Commission members were encouraged to review the program and make comments. The program will be revised to incorporate committee comments, and will be made available to the public in mid - November.

**River Street Traffic Committee Report:**

Kristy Harless reported on two meetings which the committee held during the past month. Numerous suggestions for improved traffic on River Street were received as a result of the questionnaire which was distributed to downtown merchants and to the public. The suggestions have been categorized and discussed with the Director of Public Safety. The committee will continue their efforts and bring recommendations to the Planning Commission when their work is completed.

**NEW BUSINESS:**

There were no new business items on the agenda.

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 A. Slawinski, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:45 PM.

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Ronald C. Bauman, Secretary