

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, Michigan 49660

## MEETING MINUTES

November 2, 1995

The regular monthly meeting of the Manistee City Planning Commission were held on November 2, 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, , K. Harless, D. Johnson  
A. Slawinski,

**MEMBERS ABSENT:** J. Gavliniski, J. Lakos, R. Yoder

**OTHERS PRESENT:** Ben Bifoss (City Manager)  
Jon Rose (City Code Administrator)  
Denise Jensen (City Office)

The meeting was opened at 7:00 PM by Vice Chairman D. Johnson.

### **PUBLIC HEARING:**

There was no public hearing on the agenda.

### **SITE PLAN REVIEWS:**

#### Lori Walters - Lot Combination

J. Rose presented details of a request received from Lori Walter to combine the East 1/2 of Lot 5 and the West 1/2 of Lot 4 on Harrison street into a single parcel. The Equalization Department of Manistee County has not finalized their review of ownership and property title. Other than that issue, the requested combination meets all City Zoning Ordinance requirements. K. Harless, supported by M. Fatke, moved to recommend to the City Council that the request be approved contingent on obtaining clear ownership title. The motion passed unanimously.

#### Floyd Yoder - Lot Combination

J. Rose reviewed a request received from Floyd Yoder to combine Lot 8 and the East 1/2 of Lot 7 in block 12 of the Freeland subdivision. The request meets all Zoning Ordinance requirements. It was moved by R. Franckowiak, supported by A. Slawinski, to recommend to the City Council that the request be approved. The motion passed unanimously.

#### Harbor Village - Harborside East Duplexes

Terry Beier of DSLT Development Company presented the site plan for construction of four duplex units in the Harborside East area. Typical building elevation sketches were shown. Mr. Beier confirmed that exterior details will be presented to the Historic Overlay District Review Committee for approval. It was moved by K. Harless, supported by R. Franckowiak, that the site plan be approved. The motion passed unanimously.

## Harbor Village - Addition to Information Center

Terry Beier discussed the site plan for an expansion to the existing Sales/Marketing Building. The plan is consistent with all requirements in the PUD. It was moved by M. Fatke, supported by R. Bauman, that the site plan be approved. The motion passed unanimously.

## CITIZEN QUESTIONS AND CONCERNS:

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

## MINUTES:

It was moved by A. Slawinski, supported by R. Franckowiak, that minutes of the October 5, 1995 meeting be approved. The motion carried.

## UNFINISHED BUSINESS:

There was no unfinished business on the agenda.

## CITY UPDATE:

Ben Bifoss provided the following City update: the upcoming Riverwalk referendum vote will decide the project's future; a \$1.2 million grant request has been made to MDOT for reconstruction of old US-31; rebids are due on November 3 for the 1st and Maple Street project; equipment has been installed at Duffy and Morton Parks; construction of restrooms is progressing well at Reitz Park with assistance from volunteers; the Maywood water tank will be repainted at a cost of \$250,000; sidewalk repair and upgrade work has been completed; Fablite construction work in the Industrial Park is progressing on schedule; a school liaison police officer has been hired using funds from a Federal grant; four firms have been invited to submit qualifications to provide engineering services to the City; the LIS public unveiling will be held on November 21; and development is being planned for the area west of the Maple Street bridge which will preclude obtaining public access to the riverbank.

## REPORTS:

### DDA Report:

There was no DDA meeting during the past month.

### Oil and Gas Committee Report:

R. Bauman advised that the City is obtaining additional information on the Golf Course and Cherry Street wells and the associated pipeline. Pending receipt and evaluation of the information no conclusions have been reached regarding safety issues. R. Bauman and J. Gavilinski went with B. Bifoss and J. Rose to an information gathering meeting with the DNR at Cadillac.

### Zoning Board of Appeals Report:

There was no meeting during the past month. D. Johnson reported that the Zoning Board of Appeals responsibility has been increased to include Property Maintenance appeals, Construction Board of Appeals, and the Fire Protection Board.

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 revised to incorporate Committee review comments. The public unveiling is scheduled for November 21.

River Street Traffic Committee Report:

K. Harless reported that a written recommendation is being prepared for review and approval by the full Commission.

Public Access at North end of Lake Michigan Beach

R. Franckowiak advised that one committee meeting has been held. Additional study will be required to develop a committee recommendation.

Parking - Man Made Lake

M. Fatke reported that the committee has requested additional parking arrangement information from Harbor Village who is preparing plans at no cost to the City. R. Bauman suggested that consideration be given to eliminating the existing parking on Dunes Drive near the public access by combining all parking at the Man Made Lake site.

NEW BUSINESS:

At his request A. Slawinski was granted a 150 day leave of absence from the Planning Commission.

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 8:45 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

