

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, Michigan 49660

MEETING MINUTES

December 7, 1995

The regular monthly meeting of the Manistee City Planning Commission was held on December 7, 1995 at 7:00 PM in City Hall, 70 Maple Street, Manistee, Michigan.

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

MEMBERS ABSENT: J. Lakos, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Jensen (City Office)

The meeting was opened at 7:00 PM by Chairman R. Yoder.

PUBLIC HEARING

There was no public hearing on the agenda.

SITE PLAN REVIEWS

Carriage Inn

Jon Rose presented a site plan for an office relocation at the Carriage Inn. Following discussion it was moved by K. Harless, supported by D. Johnson that the site plan be approved. The motion passed unanimously.

Bill Seng - Marina Building

Jon Rose presented a site plan for a porch addition to the Seng Marina building. Following discussion it was moved by D. Johnson, supported by J. Gavliniski that the site plan be approved. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS

Jennifer Snay requested Planning Commission general comments on a proposed Adult Foster Care home which she prefers to construct on Eight Street in Land Use District R-4 which is classified as residential. The current Zoning Ordinance does not permit construction of new AFC homes in districts zoned as residential. New AFC homes are permitted in other Land Use Districts within the City. Since suitable building sites exist in those districts, the Planning Commission advised Ms. Snay that it is very unlikely that zoning changes would be approved for construction in District R-4.

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

MINUTES

It was moved by J. Gavlinski, supported by K. Harless that minutes of the November 2, 1995 meeting be approved. The motion carried.

UNFINISHED BUSINESS

There was no unfinished business on the agenda.

CITY UPDATE

Jon Rose provided the following City update: the City Council is interviewing candidates for a general service agreement to provide engineering services to the City; final drawings for River Front Park are due on January 3 with construction expected to start in April and be completed in August; Walton Construction Co. was low bidder on the Maple and First Street road work with a scheduled start date of April 1 and a completion date of June 15; the City Council will hold a work session on possible sidewalk work on River Street which will include filling existing cavities below the walk; and two building permits have been issued for new homes on Dunes Drive.

REPORTS

DDA Report

J. Gavlinski added to the information provided by Jon Rose on the River Front Park. She advised that a barrier free access to the riverwalk will be provided from the DDA parking lot west of Dick's Barber Shop.

Oil and Gas Committee Report

R. Bauman reviewed general documents which are the source of Oil & Gas Committee safety concerns relative to the Golf Course and Cherry Street sour gas wells and the associated pipeline. Following discussion, the following actions were taken by the Planning Commission. M. Fatke advised that due to possible conflict of interest he would be abstaining from voting on all motions.

It was moved by R. Franckowiak, supported by D. Johnson that "The Planning Commission supports the November 29, 1995 letter which was submitted by R. Bauman to the Major and City Council". The motion passed unanimously.

It was moved by J. Gavlinski, supported by R. Franckowiak that "The Planning Commission strongly recommends that the City Council take official action to place a hold on construction of the sour gas pipeline along Cherry Street until the safety analysis which the City will have performed by an independent expert is completed. Also, the Planning Commission should be involved in establishing the scope for the analysis and should review the consultants final report before action is taken by the City". The motion passed unanimously.

It was moved by J. Gavlinski, supported by K. Harless that "The Planning Commission recommends to the City Council that an Ad Hoc committee consisting of the Planning Commission Oil & Gas Committee, City Council representation, and appropriate members of the public be established to review the consultants final report and make a recommendation to the City Council". The motion passed unanimously.

It was moved by D. Johnson, supported by K. Harless that "The Planning Commission authorizes the Oil & Gas Committee to act on behalf of the Planning Commission in working with the City to select the consultant to perform the independent safety analysis". The motion passed unanimously.

R. Bauman advised that additional proposal review, scope discussions and input from Woodward Clyde Consultants is necessary before a final recommendation by the Oil & Gas Committee can be made to retain them for the independent safety analysis. He also stated that the EPA Chicago office advised him that the EPA SCREEN computer model used by Woodward Clyde in the Heartland study, and proposed for use in our study does not have provisions to calculate dispersion of high density gases such as H₂S. The EPA representative suggested several other EPA computer programs which are more applicable to H₂S releases from sour gas well and pipeline facilities. It was also noted that the lead persons proposed by Woodward Clyde for our study appear to be contaminated soils cleanup specialists with little or no experience in H₂S safety analysis. Finally, there was no list of similar studies performed by Woodward Clyde in the proposal.

Zoning Board of Appeals Report

D. Johnson reported that the Zoning Board of Appeals approved a front yard set back variance for construction of a garage with the requirement that eave troughs be provided that discharge onto the owners property.

Site Plan Review/Historic Overlay Committee Report

~~He~~ ^(Harless) Kristy reported that the committee has completed review and approval of the exterior features for two new duplexes in the Harbor Point Estates area of Harbor Village.

Ordinance Committee Report

There was no meeting during the past month.

LISC Committee Report

Jon Rose advised that the LIS system is now in operation.

River Street Traffic Committee Report

M. Fatke reviewed the committee's preliminary recommendations. The Planning Commission was in agreement, therefor the committee will finalize the recommendations for final presentation.

Public Access at North end of Lake Michigan Beach

R. Yoder advised that the committee has met with Harbor Village representatives to discuss public access points on Dunes Drive and at the far north end of Harbor Village property along Lake Michigan. It appears that they are willing to discuss a public access route at the north end of their property, but not along Dunes Drive.

Parking - Man Made Lake

R. Yoder advised that this item is being handled by the Public Access Committee.

NEW BUSINESS

Election of Officers

It was moved by R. Franckowiak, supported by M. Fatke that the current Planning Commission officers be reappointed for 1996. The motion passed unanimously.

Adult Foster Care Committee

During the discussion with Jennifer Snay, the Planning Commission confirmed an earlier conclusion that additional AFC facilities are needed in Manistee. It was suggested by J. Gavilinski that a Planning Commission committee be established to recommend procedures which will remove some of the existing restrictions governing construction of new AFC homes within the City, while maintaining desired zoning protection of residential districts. A committee will be formed when the current Planning Commission work load is reduced.

Planning Commission Goals & Objectives

J. Gavilinski suggested that the Planning Commission develop goals and objectives for 1996. All members agreed. A work session for this purpose will be scheduled in January.

WORK SESSION

There was no work session on the meeting agenda.

ADJOURNMENT

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

The meeting adjourned at 9:00 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary