

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 1, 1996

A Meeting of the Manistee City Planning Commission was held on Thursday, February 1, 1996 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: M. Fatke, R. Fanckowiak, J. Gavlinski, K. Harless, D. Johnson, J. Lakos, R. Yoder

MEMBERS ABSENT: R. Bauman, T. Slawinski

OTHERS PRESENT: Denise Mikula (City Office)
Ray Fortier (City Council)
Martin Preib (Manistee News Advocate)
Duane Jones (Lighthouse Landings - Developer)
Ed Kriskywicz (Designer - Lighthouse Landings)
Deanne Weston (Marketer - Lighthouse Landings)
Randy Skiera
Tom Kubanek
Paul Gavlinski

Due to the absence of R. Bauman, Chairman Roger Yoder requested that the minutes of the meeting be taken by Denise Mikula.

Meeting was opened at 7:00 by Chairman R. Yoder.

PUBLIC HEARING

Chairman Yoder opened a public hearing at 7:00 p.m. relative to a Special Use Permit application from Lighthouse Landings - Limited Liability Company for a Planned Unit Development (PUD) at the Corner of First Street and Cherry Street. Duane Jones representing Lighthouse Landings - Limited Liability Company presented the site plan and discussed the proposed PUD. The Proposed development is for residential duplex units, the size of the property is approximately 9 acres and located in the R-3 Zoning District. Recommended densities in the R-3 Zoning district is not more than four to six housing units per acre. The proposed development has a density of less than four units per acre.

Mr. Tom Kubanek asked how the property adjacent to the development would be identified. The developer said that they would provide an area with trees or bushes that would buffer the adjacent property owners. R. Yoder asked if there would be any curbing on Cherry Street due to the parking during ball games. The

developer said that depending on what the Commission wants they would put in either an asphalt or cement curb. R. Yoder asked if there would be any lighting in the development. D. Jones answer was that they would put in Victorian style lighting similar to the lights on River Street and at the Harbor Village Project. The lights will not impact the adjacent neighbors due to the difference in elevation between the development and the adjacent homes. D. Johnson asked if they were aware that a lift station would be necessary for sewage. D. Jones said that they are already making plans to put in a lift station and join the First Street sewer line. R. Yoder asked if the roads were to City specifications since the developer planned to dedicate the Streets back to the City. D. Jones said that he spoke to J. Rose about that and that the streets would be to City Standards. R. Yoder asked if the proposed plan had any set-backs from the interior streets. D. Jones said that most all of the units with the exception of a few met a ten yard set-back. R. Yoder asked about any sidewalks. D. Jones said that no sidewalks along the streets were planned that a few to meet the public right-of-ways may be placed for easier access by the development. M. Preib of the Manistee News Advocate asked about the proximity of the development to the gas well. D. Jones said the developer felt that the action that the City Council and Planning Commission has taken in regards to the well and pipeline that they felt that these two organizations will make it safe for the citizens in the area. R. Fortier asked if there would be a problem with evacuation if there was an emergency due to the layout of the roads. D. Jones said that the streets were designed to meet the standards of the Fire Code. T. Kubanek said that he felt that was a good use for that property. No objections to the plan were expressed. The hearing closed at 7:20 p.m.

CITIZEN QUESTIONS AND CONCERNS

M. Preib of the Manistee News Advocate asked a question in regards to the oil and gas issue. R. Yoder said that due to the absence of J. Rose that we would not be able to discuss it at this time.

R. Fortier asked about the Access to Lake Michigan. R. Yoder said that we will discuss it when it comes up in the reports.

No other questions were asked by the citizens in attendance.

MINUTES

It was moved by J. Lakos supported by R. Franckowiak that the minutes of the Special Meeting of the January 18, 1996 meeting be approved. The motion carried.

UNFINISHED BUSINESS

There was no unfinished business on the agenda.

CITY UPDATE

Due to J. Rose being at the Budget Workshop the City update will be given at the worksession on February 15th.

REPORTS:

D.D.A. Report:

The D.D.A. Meeting is scheduled for next Wednesday, so no report was given.

Zoning Board of Appeals Report:

There was no Zoning Board of Appeals 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.

Parking - Man Made Lake & Public Access - Lake Michigan:

M. Fatke read a letter from T. Beier, Vice President, Manistee Village Partners that they received on Wednesday, January 31, 1996. A meeting for the Committee was scheduled for Monday, February 5th at 10:00 a.m.

Oil & Gas Committee:

The Planning Commission feels that since the Citizen Committee is now addressing this issue that this item will be removed from the agenda.

River Street Traffic:

There was no meeting during the past month. It has been recommended that a final meeting be scheduled and a final report made to the Planning Commission. Then this Subcommittee will be removed from the agenda.

Pre-manufactured Homes & Adult Foster Care:

There was no meeting during the past month.

NEW BUSINESS

A letter was received from concerned citizens in regards to forming an Ad Hoc Committee to address the Oil & Gas Pipeline Issue. This Committee has not yet been formed but in lieu of the possibility of the need for a member of the Planning Commission to be on this Committee, J. Gavliniski was appointed to represent

the Planning Commission if this Committee is formed. In the need of an additional member of the Planning Commission to serve on a Committee R. Yoder will be the second member.

It was moved by D. Johnson, supported by K. Harless to recommend to the City Council that a Special Use Permit be issued to Lighthouse Landings - Limited Liability Company for a Planned Unit Development located at the corner of First Street and Cherry Street. With the following conditions:

1. Building Plans and Elevations need to be approved by the Historic Overlay Committee.
2. A 15 foot set-back from interior streets is required.
3. Cement curbing on both sides of the entrance to the new road, with it continuing to approximately 60 feet short of First Street.
4. All Roadways and Water (Fire Hydrants) meet the requirements of the appropriate City Departments.

The motion carried.

WORKSESSION

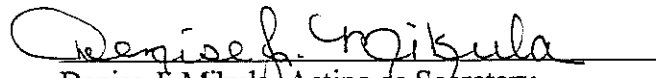
The Worksession for February 15th has been set for 7:00 p.m. This meeting will be a Special Meeting so that some Sub-Committees can make final recommendations and be removed from the Agenda.

ADJOURNMENT

There being no further business, it was moved by D. Johnson supported by J. Gavlinski, that the meeting be adjourned. The Motion carried.

The meeting adjourned 7:54 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary