

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, Michigan 49660

MEETING MINUTES

February 15, 1996

A special meeting of the Manistee City Planning Commission was held on February 15, 1996 in City Hall, 70 Maple Street, Manistee, Michigan. The meeting was opened at 7:00 PM by Chairman R. Yoder.

MEMBERS PRESENT: R. Bauman, M. Fatke, R. Franckowiak, J. Gavlinski, K. Harless, J. Lakos, R. Yoder

MEMBERS ABSENT: D. Johnson, A. Slawinski

OTHERS PRESENT: Ray Fortier (City Council)
Ben Bifoss (City Manager)
Jon Rose (City Code Administrator)
Denise Jensen (City Office)
Rob Keast (Manistee News Advocate)
Jeff Mikula (Adonmarch)

PUBLIC HEARING

There was no public hearing on the agenda.

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 J. Lakos, supported by R. Franckowiak that minutes of the February 1, 1996 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: Riverfront Park bonds were issued at an interest rate of about 4.5 % and construction work is scheduled for completion by August; road and sewer work on Maple and First Street will start soon; and the Maywood tank will be repainted for a cost of about \$250,000. Rob Keast was introduced as the new Manistee News Advocate reporter who will be covering Planning Commission meetings.

REPORTS

There were no reports given at the meeting.

NEW BUSINESS

Parking - Man Made Lake & Public Access - Lake Michigan

Jeff Mikula presented a proposed site plan for Man Made Lake access and parking. Ben Bifoss advised that Manistee Village Partners have tentatively agreed to sell 30 feet of property at the north end of the City to allow access to Lake Michigan. The selling price of \$30,000 would be returned to the City in the form of constructing access and parking at Man Made Lake by Manistee Village Partners. Overflow parking for Man Made Lake and parking for the adjacent Lake Michigan access would be provided by constructing spaces on the east side of the berm opposite the existing parking spaces near the Hesilink residence. Parking for the north access to Lake Michigan would be provided by the water tower.

Following discussion it was moved by M. Fatke, supported by J. Lakos to approve the Man Made Lake access site plan subject to approval by the Director of Public Safety and Sand Products Co. The motion passed unanimously.

It was also moved by M. Fatke, supported by J. Gavlinski to support the site plan for development of an access to Lake Michigan at the north City property line. The motion passed unanimously.

Vacation of Residential Drive

Mr. Bifoss described a proposal to trade the unplatted section of Ninth Street which provides access to the sewerage plant, and the unplatted alley which provides access to residential garages adjacent to the old Century Boat building to C & E Enterprises for property adjacent to the Industrial Park. The proposal would require that a portion of Residential Drive be vacated and added to an unplatted parcel on Glocheski Drive. The resulting new parcel would be traded to C & E Enterprises for the unplatted Ninth Street and alley property. Following discussion it was moved by J. Gavlinski, supported by C. Harless that the concept be approved by the Planning Commission. The motion passed by a vote of 5 to 2 with R. Yoder and R. Bauman voting no.

River Street Traffic

M. Fatke presented results of the 1995 survey of traffic on River Street and recommendations of the River Street Traffic Committee. In summary the recommendations include:

Traffic should remain one-way

Vertical zoning should not be implemented without additional input from the new MEGA group

To enhance the downtown area crosswalks and stop signs should be placed at street intersections

A graphic showing the location of the proposed new stop signs and cross walks was presented. It was recommended that the changes be implemented as a one season experiment and that they be evaluated after the next shopping season.

It was moved by J. Lakos, supported by M. Fatke to adopt the committee report. The motion passed unanimously.

WORK SESSION

Industrial Park

A general discussion was held relative to the development of a new industrial park along M-55. Mr. Bifoss advised that activity is underway to obtain a clear title from the State to enable the City to sell parcels for industrial use. He also advised that discussions on zoning restrictions need to be completed with Manistee County since their zoning ordinance applies to the area. The availability of City water and sewerage facilities to serve the area was discussed. Mr. Bifoss advised that the facilities installed for the prison would support general manufacturing activities. Pending the outcome of title activities it was decided that additional industrial park planning should be tabled.

ADJOURNMENT

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

The meeting adjourned at 8:40 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

