

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, Michigan 49660

MEETING MINUTES

March 7, 1996

A regular meeting of the Manistee City Planning Commission was held on March 7, 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. Gavilinski, K. Harless, J. Lakos, R. Yoder

MEMBERS ABSENT: D. Johnson, A. Slawinski

OTHERS PRESENT: Ray Fortier (City Council)
Jon Rose (City Code Administrator)
Denise Mikula (City Office)
Rob Keast (Manistee News Advocate)
Jeff Mikula (Adonmarch)
Dr. Borenitsch
Kendra Thompson
Jeff Seng
Ed Seng

PUBLIC HEARING

There was no public hearing on the agenda.

SITE PLAN REVIEWS

Dr. Borenitch and Kendra Thompson presented a site plan for revising the Riverwalk and adding a deck on the north side of the Engelmann Building (Penneys) to accommodate commercial spaces in the sub-basement and basement levels. The deck will serve the basement which is one floor level above the Riverwalk. The site plan meets all Zoning Ordinance requirements, except that the deck does not meet waterfront setback requirements. Following discussion it was moved by R. Bauman, supported by J. Lakos to approve the site plan subject to Zoning Board of Appeals approval of the waterfront setback. The motion passed unanimously. The Planning Commission expressed appreciation to Dr. Borenitch for his restoration and development work on the building.

CITIZEN QUESTIONS AND CONCERNS

Ed and Jeff Seng briefly described proposed plans to construct a service and maintenance building for Harbor Village on the I-1 Land Use District parcel which is included in the land exchange (Ninth Street and nearby alley for I-1 property) being considered by the City Council. A special use permit will be requested at a later date. At this time the Sengs desired an indication from the Planning Commission regarding ultimate approval of the development prior to finalizing the land exchange. They were advised that the Planning Commission was in general agreement with the development, however final approval will require review of a site plan to assure conformance with all Zoning Ordinance requirements.

MINUTES

It was moved by J. Lakos, supported by R. Franckowiak that minutes of the February 16, 1996 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: road and sewer work on Maple and First Street will start in mid-March which is about two weeks ahead of schedule; City required maintenance will be performed on the residence adjacent to the Waterworks Museum; and the owner of property on the SE corner of US 31 and First Street has requested certification that soils remedial work is completed which will allow removal of the plastic tarp. Chairman Yoder requested that the City check to see if the rail company can be required to clean up the area along Veterans Memorial Drive.

REPORTS

J. Gavliniski reported that the DDA approved the Engelmann Building site plan at the last meeting. There were no other reports given at the meeting.

NEW BUSINESS

Sign Ordinance

J. Rose advised that the Downtown Merchants have established a committee to finalize the Sign Ordinance which has been initiated by the Planning Commission. J. Rose and R. Bauman will represent the Planning Commission in supporting this effort.

WORK SESSION

A work session was scheduled for March 21 at 7:00 PM to begin the process of revising the City Master Plan.

ADJOURNMENT

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

The meeting adjourned at 8:15 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary