

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 3, 1996

A Meeting of the Manistee City Planning Commission was held on October 3, 1996 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Richard Franckowiak, Kristie Harless, Denis Johnson, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS LATE: John Lakos

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Mikula (City Office)
Ray Fortier (City Council)
Jeff Mikula (Abonmarche)
Mike Ellison
Duane Jones (Great Lakes Real Estate)

Meeting was opened at 7:05 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

There was no public hearing on the meeting agenda.

SITE PLAN REVIEWS:

Jon Rose presented a proposed site plan for a lot split and combination for Alan Thomas on Magill Street parcel # 51-51-664-702-23. Mr. Thomas proposes that this parcel be split into two sections. The west ten feet is to be added to a parking lot owned by Good Shepherd Lutheran Church parcel # 51-51-664-703-07. The east forty feet is to be added to a lot owned by Cory Block parcel # 51-51-664-702-23. After general discussion a motion to recommend to council that the changes be approved. It was moved by Fatke and supported by Johnson. The motion passed unanimously.

Mr. Mike Ellison, a contractor for Family Video, requested a site plan review for an accessory structure (light pole/tower) that would be constructed outside the entrance to Family Video at 113 Cypress Street.

The proposed structure would be placed on a five foot by five foot platform and be twenty-five feet high. After discussion the location of the structure was approved subject to the following:

1. Approval by the Director of Public Safety needs to be obtained.
2. Variance from the Zoning Board of Appeals - height exceeds the fourteen foot limitation.
3. Recommendation that the Appeals Board add a condition to their motion that requires the owner within thirty days of closing to dismantle and remove the structure.

It was moved by Serocki supported by Slawinski. The motion carried.

A late request from Lyman Real Estate on behalf of Mr. Jack Dinsen for a Lot Split and Combination was received on October 3, 1996 with the request that it be added to the agenda. Motion by Johnson with support from Harless that the item be added to the agenda. The motion passed unanimously.

Jon Rose presented a letter from David Carlson, Lyman Real Estate on behalf of Jack Dinsen. The letter requested that what is currently Lot 27 and the south 27.3' of Lot 26 of Golfmoor Subdivision of the City of Manistee be divided from parcel #51-51-352-705-04 and be given its own parcel code number. The north 27.3' of Lot 25 and the South 27.8' of Lot 24 be split so it can be sold to Mr. Robert Thomas and added to his parcel #51-51-352-705-10.

After discussion the recommendation that council approve the lot split and combinations be made. It was moved by Fatke with support by Franckowiak. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Duane Jones of Great Lakes Real Estate asked the Commission to hold special meeting to have a public hearing for a Special Use Permit. Mr. Jones is representing a client who would like to locate a Consulting Office providing architecture, engineering, surveying and environmental services in the R-4 Zoning District. After discussion the Committee agreed to have a Special Meeting on Thursday, October 17, 1996 at 7:00 p.m. in the Council Chambers, City Hall. It was moved by Fatke with support by Lakos that a meeting be held. The motion passed with Slawinski abstaining from the vote.

Mr. Dave Hoffman, Harbor Village introduced himself to the Commission. Mr. Hoffman is the new Construction Manager for the project. He asked the Commission questions regarding past procedures and decisions on the project and asked for assistance in finding a location for a temporary structure to use for storage on the site. Commission members Fatke, Serocki, and Yoder are willing to work with Mr. Hoffman to assist him in his proposal and also to familiarize him with the PUD and other specifics regarding the development.

MINUTES:

It was moved by Harless, supported by Lakos, that minutes of the September 5, 1996 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Jeff Mikula of the Abonmarche Group requested at the September 5, 1996 Planning Commission that the members look into options for pedestrian/bike traffic along Cherry Street. Mr. Mikula requested that the commission also look into the need for pedestrian/bike paths thru the entire City. Currently Abonmarche is making plans for various infrastructure projects throughout the city and a need for pedestrian/bike traffic needs to be included in these plans. The Commission has been asked to help define these needs. This will be on the November 3, 1996 Agenda for input from the Planning Commission Members.

CITY UPDATE:

Jon Rose gave the following City Update. Mr. Rose has been appointed to the position of Community Development Officer, the City will be sub-contracting the Building Inspection and Plan Review process. The Ordinance enforcement will be handled by the Police Department and the Department of Public Works. An Administrative Assistance will be hired for a three year period. The M-55 Planning Committee had their first meeting on September 25th. The Renaissance Zone Application has been submitted and will be reviewed by the State. A meeting for Wellhead Delineation will be held on October 10th at Filer Township Hall, Planning Commission members have been invited and are encouraged to attend. Anlaan has began construction of the Riverwalk. The City has chosen Ron Kott to complete the next phase of sidewalk repairs in the City.

REPORTS:

D.D.A. Report

John Lakos gave a report on the October 2, 1996 D.D.A. Meeting. Discussion on Financial Statements and progress on the Riverwalk were given. Also the need for utilities changes due to the Riverwalk.

Zoning Board of Appeals

Denis Johnson reported on the September 23, 1996 Zoning Board of Appeals meeting. Three hearings were presented. The first was from William & Joyce Potton for a variance to reduce the side-yard set-back from ten feet to seven feet to build attached garage - the variance was granted. The second was from Ambar Chemical, Inc. 1501 Main Street. They requested a variance to the 30 foot height limitation to construct a 103 foot high building for Calcium Chloride manufacturing - variance was granted. The final request was from Kay Wagner and Steven Mellott, 523 Second Street. This was for a variance to the side-yard set-back from ten feet to one foot nine inches to allow extension of existing line of house approximately four feet - variance was granted.

On Monday, October 7, 1996 a meeting will be held for Thomas & Micheal Amor who request a variance to height limitation for aesthetic reasons. Discussion was held that there is a need to look into the possibility of changing the height requirements for aesthetic purposes.

Other:

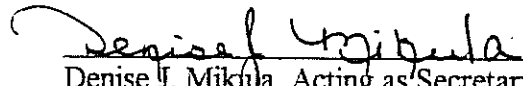
Vice-Chair Denis Johnson requested that he be allowed to address the Commission. After fifteen years of serving on the Planning Commission Mr. Johnson informed the commission he does not intend to reapply when his term expires in October. Mr. Johnson will be sending a letter to the City Manager informing him of his intentions. In November a Vice-Chair for the Planning Commission will need to be appointed along with a representative to the Zoning Board of Appeals.

ADJOURNMENT:

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

The meeting adjourned at 8:27 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary