

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 17, 1996

A Special Meeting of the Manistee City Planning Commission was held on October 17 1996 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Kristie Harless, Denis Johnson, John Lakos, John Serocki, Tony Slawinski

MEMBERS ABSENT: Richard Franckowiak, Roger Yoder

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Mikula (City Office)
Ray Fortier (City Council)
Jeff Mikula (Abonmarche)
Duane Jones (Great Lakes Real Estate)
Rob Keast, (Manistee News Advocate)
Dave Hoffman (Harbor Village)
Kip Winzeler (Harbor Village)
Chuck Owens
Dr. Stephen Peterson
Ed Kriskywicz

Meeting was opened at 7:01 p.m. by Vice-Chair, Denis Johnson.

PUBLIC HEARING:

Vice-Chair Johnson opened the public hearing at 7:02 p.m.

The public hearing was held relative to the issuance of a Special Use Permit to Great Lakes Real Estate. They are representing a consulting office that provides architectural, engineering, surveying and environmental services. They would like to locate their office in the R-4 Zoning District. Mr. Duane Jones presented the Special Use application to the Commission. Included in the presentation was a request for placement of a sign, and waiving the requirement of a barrier fence. After general discussion and no comments from citizens in attendance the public hearing was closed at 7:04 p.m.

Vice-Chair Johnson asked the Commission if they would like to decide on the request for a public hearing before the review of site plans since the Special Meeting was called for this matter. The Commission agreed.

It was moved by Fatke, supported by Lakos to recommend to the City Council that a Special Use Permit be issued to Great Lake Real Estate on behalf of their client for a Consulting Office in the R-4 Zoning District with the following conditions:

1. The permit includes the placement of a sign.
2. The permit waives the requirement of a barrier fence.

The motion carried with Slawinski abstaining.

SITE PLAN REVIEWS:

Jon Rose presented a proposed site plan for an addition to the Oleson's Food Store. The addition includes a new entry, two restrooms and adding fire suppression to the building. This addition meets all of the current set-back requirements. Following general discussion by the Commission members it was moved by Harless, supported by Slawinski that the Site Plan for Oleson's Food Store addition be approved. The motion was unanimously approved.

Jon Rose presented a proposed Site Plan for Dr. Stephen Peterson for renovations to the building located at 113 Cypress Street. Dr. Peterson would like to renovate the former Dairy Depot building into a dental office. Mr. Rose gave a history on a previous appeal that was held for the site. The Site Plan Review revealed a non-conforming parcel size for the property. The Commission discussed the issue and agreed that this would not be a factor because of it being a pre-existing condition. The proposed plan includes four parking spaces in the front yard. Dr. Peterson expressed his desire to keep these spaces because of the turnover in appointments. Dr. Peterson has a large turnover after school and the appointments are scheduled for every 15 minutes. After discussion it was agreed that he would be allowed to retain the four parking spaces. Mr. Rose discussed the access drive to the property. The site plan includes the construction of a sign. It was moved by Slawinski, supported by Serocki to approve the site plan with the condition that the access drive easement be provided to the City. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Dave Hoffman, Harbor Village brought in a proposal for a Pole Barn that would be placed within the PUD of Harbor Village. This proposed building is temporary and will be removed after five years. Mr. Hoffman met with members, Yoder, Lakos and Slawinski and they walked the site and discussed the need to clean up the area on Fifth Avenue. This area is fenced in and contains various fencing and an accumulation of construction materials. Vice-Chair Johnson asked the Commission if they felt the issue needed to be considered as a Minor Modification to the PUD or would need to be addressed as a Public Hearing. After discussion it was moved by Lakos, with support by Fatke that the issue should be addressed as a Minor Modification to the PUD.

The proposal was placed on the Agenda for site plan review.

SITE PLAN REVIEW

Mr. Hoffman brought in pictures of the proposed site. The pictures show how the structure would be placed into an area that is naturally bermed on both sides and will blend into the undeveloped hillside. He also brought in a sample of proposed colors and the walls are mocha tan with a forest green roof. This structure would be designed to be removed and then re-sold. The pole barn is being placed on the site of a building that is already planned for the later phase of the development. This is to ensure that the building will be removed. The Commission discussed the need of storage for the development and agreed that this would help eliminate potential problems with the current way that the materials are being stored. It was moved by Serocki, supported by Lakos that the Site Plan be approved with the condition that it will be removed within five years of the date of issuance and the provision that there be a bond in the amount sufficient to guarantee removal of the building. The City will determine the amount of the bond. The motion passed unanimously.

MINUTES:

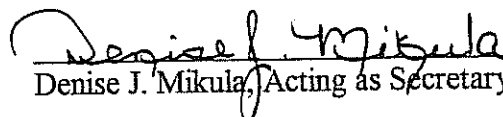
It was moved by Lakos , supported by Slawinski, that minutes of the October 3, 1996 meeting be approved. The motion carried.

ADJOURNMENT:

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

The meeting adjourned at 7:37 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

