

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 22, 1997

A Special Meeting of the Manistee City Planning Commission was held on Thursday, May 22, 1997 at 7:00 p.m. in the Police Department, 70 Maple Street, Manistee, Michigan.

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

MEMBERS ABSENT: Duane Jones and Mathew McShane

OTHERS PRESENT: Lori Domnan (Zoning Administrator), Jon Rose (Community Development Officer), Ray Fortier (City Council), Denise Mikula (City Staff), Kurt Schindler (County Planner), Dave Kamaloski (A&A Marine), Mike Kamaloski (A&A Marine), Charles & Alice Axce, Brian Hoogland, Dick Garten, Craig Johnson

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

PUBLIC HEARING:

There was no public hearing on the Agenda.

SITE PLAN REVIEWS:

A&A Marina

A site plan was presented by Mike Kamaloski for A&A Marine. A&A Marine own a building on the corner of Third Street and Sibben Street, they propose to put a 30' x 40' addition on the existing building. Background information on the facility is the current building does not meet the needs of the new owners. The plan is to build office space that connects to the warehouse section of the building making the facility functional for their needs. A&A Marine specialize in replacement parts for Century Boats including but not limited to windshields and upholstery. Some work on boats will be done on site, 95% of the business is the merchandise of parts.

A second building on the site was used as an office by the previous owner. A&A Marine does not have plans to use this building as part of their operation. They mentioned their intentions of possibly leasing this building. A Site Plan review has been done on the proposed addition and it meets all of the zoning requirements. After discussion MOTION by Fatke, supported by Franckowiak to approve the site plan with the condition that A&A Marine will need to come back for additional site plan approval when they intend to rent or lease the vacant office building. Motion passed unanimously.

Dick's Barber Shop

A site plan was presented for Dick Garten the owner of Dick's Barber Shop, 320 River Street. Mr. Garten has already received approval by the Historic Overlay Review Committee for a 16' x 24' addition and a 16' x 14' deck to his residence located on the back of the building. A site plan review has been done on the project and it meets all of the zoning requirements. Mr. Garten's builder Craig Johnson did want to clarify the fact that he had used a sketch pad that had the Abonmarche Logo on it and that Abonmarche is in no way affiliated with this project. After discussion MOTION by Fatke, supported by Lakos to approve the site plan. Motion passed unanimously.

Axce & Hoogland

A request has been made by Charles & Alice Axce and Brian & Frank Hoogland for a property split. The property is described as lots 8, 9 and 10, Block Four (4) of King's Addition to the City of Manistee. This property is in the Man-Made Lake area with 190 feet of frontage on Dunes Drive. This property is located in the R-1 Zoning District. Under Section 4004.B Regulations and Standards Parcel Width - the minimum parcel width shall be one hundred (100) feet and it shall front on a public street. The request received from the Axce/Hoogland is to split the parcel into two parcels to build two residences that would each have 95 feet of frontage on Dunes Drive. Additional requirement of 36,000 square feet would be needed for two parcels and the current survey of the property shows that they have 35,000 square feet. Mr. Hoogland explained the unique shape of the property and wanting to use the property for retirement homes.

Jon Rose gave past history on the R-1 Zoning District and how Manistee Village Partners have come before the commission in the past and requested a reduction on the front footage of their lots on Dunes Drive or to be allowed to build duplexes on the property and have been turned down. Mr. Rose also stated that the two issues of front footage and parcel size are both Zoning Board of Appeals issues and would need to be addressed at a public hearing.

After discussion MOTION by Harless, supported by Serocki that the Planning Commission give their endorsement to the request for a lot split by Axce/Hoogland. Voting was as follows:

In favor: Fatke, Franckowiak, Harless, Lakos, Serocki, Slawinski

Opposed: Yoder

Motion passed.

CITIZEN QUESTIONS AND CONCERNS:

Kurt Schindler, County Planner requested the Special Meeting of the Planning Commission to present the County Land Use Plan to the Planning Commission and requests their endorsement. Mr. Schindler gave the members a handout and an overview of the plan. The proposed plan would update the current 1984 County Land Use Plan that is in effect. Background information on how the committee was founded and who was on the committee. How information was obtained and how they propose to implement the plan. Who and how the plan would effect the people living in the county was discussed. Discussion included Growth, Employment, Build out, Resources, Developing Special and Unique Areas (including historic, cultural, timber and recreational), Tourism, Topical (working together with the Little River Band of Ottawa Indians), Ground & Surface Water, Oil & Gas. Questions were asked by the Committee which Mr. Schindler responded.

MINUTES:

MOTION by Fatke, supported by Lakos, that minutes of the May 1, 1997 meeting be approved. Motion passed unanimously.

NEW BUSINESS:

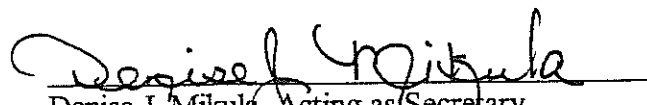
After listening to Mr. Schindler's presentation on the County Land Use Plan the City of Manistee Planning Commission would like a letter drafted to express their support of the Plan. After discussion MOTION by Fatke, supported by Harless that a letter saying that the Manistee Planning Commission hereby approves and supports the County Land Use Plan. Motion passed unanimously.

ADJOURNMENT:

There being no further business, MOTION by Slawinski, supported by Fatke that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 9:05 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

