

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

JULY 9, 1997

A Meeting of the Manistee City Planning Commission was held on Wednesday, July 9, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Kristie Harless, Duane Jones, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Richard Franckowiak, Mathew McShane

OTHERS PRESENT: Jon Rose (Community Development Officer), Lori Donnan (Administrative Assistant), R. Ben Bifoss, (City Manager), Ray Fortier (City Council), Jeff Mikula (Abonmarche), Denise Mikula (City Staff), Martin Prieb (Manistee News Advocate), Edward & Patricia Kiefer (506 Maple Street), Jay Wisniewski (525 Maple Street), Sandy Larsen (516 Maple Street), Pete Schimke (512 Maple Street), Tom Kubanek (316 Tamarack Street), Angela Rank (245½ Arthur Street), Dave Hoffman (Harbor Village), Rosemary Thompson (Monroe Street), Barry Bauman (552 Harvard Lane), Dave Solberg (Solberg Marine), Bill Seng (Seng's Crane & Excavating), Art Southerton (Northwestern Savings Bank & Trust)

Meeting was opened at 7:00 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

Edward & Patricia Kiefer - Special Use Permit

Public hearing opened at 7:01 p.m.

Edward & Patricia Kiefer have requested a Special Use Permit to allow operation of a five (5) room Hotel with a Victorian Tea Room at their property located at 506 Maple Street. Notification has been mailed to the adjoining property owners that are within 300 feet of their parcel. Neighboring property owners; Jay Wisniewski, Sandy Larsen and Pete Schimke voiced their support for the Kiefer's proposed Hotel and Tea Room. Tom Kubanek also voiced his support of their plan.

Ed Kiefer handed out pamphlets to the members that included a letter of support from Dr. Anderson, Chairman, Uniqueness Committee, letter from Msgr. Gerald F. Guzikowski, Pastor of Guardian Angels Catholic Church giving Mr. & Mrs. Kiefer permission to use the parish parking grounds if needed, and a letter of support signed by 37 neighbors. There being no further discussion the public hearing closed at 7:05 p.m.

Solberg Marina - Special Use Permit

Public hearing opened at 7:05 p.m.

Solberg Marina Inc. 267 Arthur Street have requested a Special Use Permit to allow a campground at Fisherman's Center, 263 Arthur Street to provide on site parking for four (4) self-contained camper trailers. Notification has been mailed to the adjoining property owners that are within 300 feet of their parcel.

This request is the same as a request the Planning Commission received on September 7, 1995 from Mathew Phillips, previous owner of Fisherman's Center. A Special Use Permit was issued at that time with the following conditions:

1. Appropriate action shall be taken to eliminate trespassing on neighboring property by campers and customers at Fisherman's Center.
2. No camping unit shall be located closer to Manistee Lake than 10 feet North of the Southwest corner of the store, and
3. No camping unit shall be placed on the property in 1996 until public sewer lines have been installed to serve the campground facilities.

The Special Use Permit that was issued in September 1995 expired after one year since the previous owner never used it.

Angela Rank who lives next door to the Fisherman's Center expressed concern about odors coming from the Fisherman's Center and expressed her concern that they are not hooked up to City Sewer. Also she spoke of an old ragged dock located at the Fisherman's Center and asked if the Commission could do anything about getting it removed. She said that she would support the plan if they were hooked up to City Sewer. There being no further comments from people in attendance the public hearing closed at 7:08 p.m.

Harbor Village - Special Use Permit

Public hearing opened at 7:08 p.m.

Dave Hoffman of Harbor Village has requested a Special Use Permit to allow a 40 sq. ft. ground mount sign for directional purposes to be placed on U.S. 31 South of the Railroad Tracks across from Monroe Street. Mr. Hoffman has obtained a lease from Consumers Power Company to place this sign on their property. Mr. Hoffman is requesting that the sign be placed 10 feet from the front-yard set-back on this property. The Zoning Ordinance requires a 30 foot front-yard set-back, a variance will need to be obtained from the Zoning Board of Appeals for placement of this sign. Mr. Hoffman stated that they would also like to incorporate the Fifth Avenue Beach directional sign and the Coast Guard directional sign with their sign. The beach sign would be attached to the top of their sign with the Coast Guard sign located on the bottom.

Rosemary Thompson a resident on Monroe Street asked questions regarding any plans for Monroe Street and the amount of traffic on Monroe Street. Mr. Rose responded to her concerns and stated that Director of Public Safety, Bob Hornkohl has inspected the site and no objections were found in the placement of the sign.

Mr. Hoffman spoke of plans to landscaping and light the sign and that Harbor Village will do regular maintenance. There being no further discussion the public hearing closed 7:15 p.m.

Lighthouse Landings - Special Use Permit

Public hearing opened at 7:15 p.m.

Duane Jones of Lighthouse Landings, L.L.C. is requesting a Special Use Permit to allow a 30 sq. ft. ground mount sign to be located on their property on the corner of First Street and Cherry Street. This sign will identify the project located on this parcel. Mr. Jones stated that the sign would be a sandblasted redwood sign with direct lighting. Landscaping will be used around the sign. There being no further discussion the public hearing closed at 7:17 p.m.

Tom Kubanek - Vacating part of Fourth Street

Public hearing opened at 7:17 p.m.

Tom Kubanek, 316 Tamarack Street is requesting to vacate part of Fourth Street from the West line of Tamarack Street to the East line of Birch Street. The easement is 66' wide by the length of Block 4. Previously Third Street and Birch Street which are adjacent to Mr. Kubanek's property have been vacated. Mr. Kubanek would like to combine 33' of the vacated property with his property. This request would involve the adjoining property owner, Ms. Barbara Edwards who would receive the other 33' of the vacated property. Ms. Edwards has been notified of this request as well as the utility companies and City Engineer.

Mr. Kubanek spoke of the problems with people dumping yard waste and some garbage on this section of property and with the property being located on a ravine that sections of the bank and some trees are being washed away. Mr. Kubanek stated that if the property is vacated his intent is to stabilize the bank and post some temporary signs to detour the dumping of yard waste. Mr. Yoder read a letter that was received from Stephen Bahlke of Ameritech saying that this request would not interfere with any of their utilities in the area.

Mr. Barry Baumann who is an adjacent property owner stated that he has noticed an increase in trash and dumping on the property and increased foot traffic. He also noted that someone has been building in the trees in this area. Mr. Bauman expressed his support in the vacating of this property.

Chairman Yoder asked about the City's storm water needs in the area Mr. Kubanek expressed no problem with the City maintaining an easement to provide for the storm water needs. There being no further discussion the public hearing closed at 7:21 p.m.

MOTION by Serocki, supported by Lakos that the Agenda be modified to open the Business Session so that decisions can be made on the Public Hearings that were held. Motion passed unanimously.

BUSINESS SESSION:

Edward & Patricia Kiefer - Special Use Permit

A public hearing was held earlier regarding a request from Edward and Patricia Kiefer for a Special Use Permit to allow operation of a five (5) room Hotel with a Victorian Tea Room at their property located at 506 Maple Street. After discussion by the commission a MOTION by Jones, supported by Serocki that the request for a Special Use Permit for Edward & Patricia Kiefer be approved. Motion passed unanimously.

Solberg Marina - Special Use Permit

A public hearing was held in response to a request from Solberg Marina, Inc. to allow a campground at Fisherman's Center, 263 Arthur Street to provide on site parking for four (4) self-contained camper trailers. Discussion was held by the committee and questions were asked of Dave Solberg, Solberg Marina who was not in attendance during the public hearing. After further discussion MOTION by Slawinski, supported by Serocki to table Solberg Marina's request for a Special Use Permit until the August meeting when more information can be obtained but to allow them to put two self-contained units on the property until that time. Mr. Rose will check the regulations and determine if the Planning Commission can authorize the placement of two units.

Harbor Village - Special Use Permit

A public hearing has been held for Harbor Village who are requesting a Special Use Permit to allow a 40 sq. ft. ground mount sign for directional purposes to be placed on U.S. 31 South of the Railroad Tracks across from Monroe Street. After discussion MOTION by Jones, supported by Harless that the request for a Special Use Permit for Harbor Village to construct a sign on Monroe Street be approved pending a variance from the Zoning Board of Appeals for the 10 foot front-yard set-back. Motion passed unanimously.

Lighthouse Landings - Special Use Permit

A public hearing was held for a request from Lighthouse Landings for a Special Use Permit to allow a 30 sq. ft. ground mount sign to be located on their property located on the corner of First Street and Cherry Street. After discussion a MOTION by Harless, supported by Fatke that the request for a Special Use Permit for Lighthouse Landings to construct a 30 sq. ft. sign on their property be approved. Motion passed with all members voting in favor except for Duane Jones who abstained from voting.

Tom Kubanek - Vacating part of Fourth Street

A public hearing was held in response to a request from Tom Kubanek to vacate part of Fourth Street from the West line of Tamarack Street to the West line of Birch Street. After discussion by the Commission MOTION by Harless, supported by Fatke that the Planning Commission recommend that the City Council voice no objection to Mr. Kubanek's request for street vacation as long as the City's storm water needs are addressed.

SITE PLAN REVIEWS:

Bill Seng - Lot Split

Bill Seng owns property south of Sixteenth Street located on Manistee Lake. This property is in the Renaissance Zone and Mr. Seng is requesting that the property be split into four parcels to allow additional opportunity for businesses to open in Manistee (proposed lot split attached). Mr. Rose has reviewed the request and it meets the requirements of the Zoning Ordinance.

Tom Kubanek of the Economic Development Office supported Mr. Seng's request and stated that this would be an attraction for new businesses to come to the community. After discussion MOTION by Lakos, supported by Slawinski that Bill Seng's request for a lot split be granted. Motion passed unanimously.

James E. Thatcher - Lot split and Combination

James E. Thatcher who owns lots 1, 6 and 7 of Block 4, Hart & Robinson's Addition to the City of Manistee is requesting that lot 7 be split and that the south 10 feet be combined with William and Renate Edens property to the South (parcel 51-51-355-708-03) to eliminate an encroachment problem. Mr. and Mrs. Edens have sent a letter in support of this request. The remainder (approximately 45 feet) is to be combined with lots 1 & 6. After discussion and noting that the correct parcel code number on the request should read 51-51-355-707-01 a MOTION by Jones, seconded by Serocki that Mr. Thatchers request for a lot split and combination be granted. Motion passed unanimously.

Northwestern Savings Bank & Trust

Arthur D. Southerton, Manager of Northwestern Savings Bank and Trust, 325 First Street has requested a Site Plan Review. Plans are to demolish the old gas station located on the corner of U.S. 31 and First Street to allow additional customer access from U.S. 31, additional parking, additional drive-up facilities, landscaping and signage. A site plan review has been done on the property and it meets all of the requirements except for parcel size which is covered under 8003.C.2. (Nonconforming Parcel) in the Zoning Ordinance. A variance will be required from the Zoning Board of Appeals to the access drive requirement for the C-1 Zoning District to allow the access drive to be perpendicular to U.S. 31.

Mr. Southerton reviewed the seven year history of what it has taken Northwestern Savings Bank and Trust to obtain the property because of ground contamination. Mr. Southerton requested that they be allowed to construct a sign on U.S. 31 similar to their current sign on the North side of their building which would be located where the letters "FIP" are on the site plan. Mr. Rose said the sign would meet the requirements of the proposed sign ordinance and does not find any problem with it being added to the site plan.

Discussion was held on the access drive and that it would need to be taken to the Zoning Board of Appeal. Mr. Southerton spoke on the reason that Northwestern does not want to deed the easement to the City. Both of these issues will be addressed by the Zoning Board of Appeals. MOTION by Harless, seconded by Lakos that the site plan be approved pending approval from the Zoning Board of Appeals for a variance to the access drive requirements for the C-1 Zoning District.

CITIZEN QUESTIONS AND CONCERNS:

No questions or concerns were expressed by citizens in attendance. Mr. Rose informed the Committee that due to additional responsibilities assigned to Lori Donnan, Zoning and Planning will once again be administered by him.

MINUTES:

MOTION by Lakos, supported by Slawinski, that minutes of the June 5, 1997 meeting be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

No unfinished business

CITY UPDATE:

Mr. Rose reported that inspections have been made by both the contractor and architect on Riverwalk East, corrections are being made. The Forest Festival was a success. Working on the extension of State Street next to Ambar. Pandrol Jackson is up and running, work is being done on the railroad switch in that area. Council has approved the purchase of Axce's property on Man-Made Lake. Mr. Yoder's annual report to City Council was well received, a fine job was done by Roger. Mr. Kiefer also gave his annual report on the Building Department.

REPORTS:

D.D.A.:

John Lakos reported on the July 2, 1997 D.D.A. meeting held at Four Forty West Restaurant. He spoke of a grant plan that would enable landlords up to \$12,000 for renovating apartments for low to mid income individuals with a 25% match by the landlords. Concerns were expressed on parking and room for children to play in the downtown area and they will be doing a domestic survey. The budget for July 1997 through June 1998 has been approved. The DDA will be updating the design of their stationary and they support City Council's decision to keep the stop signs at River and Greenbush Street for 60 days.

Zoning Board of Appeals

A meeting was held on Monday, June 9th from Brian Hoogland requesting a variance for a lot split on Dunes Drive. This request was denied by the Zoning Board of Appeals.

Historic Overlay Review Committee

No meeting.

Joint City Review/Ordinance Committee

No Meeting.

NEW BUSINESS:

Lori Donnan is working on a City Calendar and has requested that the Planning Commission set their meeting dates for 1998. After discussion the meetings have been scheduled as follows:

Meeting	January 8, 1998 - Due to Holiday	Worksession	January 22, 1998
Meeting	February 5, 1998	Worksession	January 19, 1998
Meeting	March 5, 1998	Worksession	March 19, 1998
Meeting	April 2, 1998	Worksession	April 23, 1998
Meeting	May 7, 1998	No Worksession	
Meeting	June 4, 1998	No Worksession	
Meeting	July 9, 1998 - Due to Holiday	No Worksession	
Meeting	August 6, 1998	No Worksession	
Meeting	September 3, 1998	No Worksession	
Meeting	October 1, 1998	Worksession	October 15, 1998
Meeting	November 5, 1998	Worksession	November 19, 1998
Meeting	December 3, 1998	Worksession	December 17, 1998

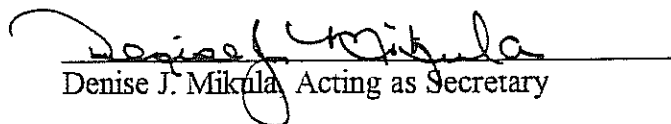
MOTION by Lakos, Seconded by Serocki that the 1998 Meeting Schedule be approved. Motion passed unanimously.

ADJOURNMENT:

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

The meeting adjourned at 8:23 p.m.

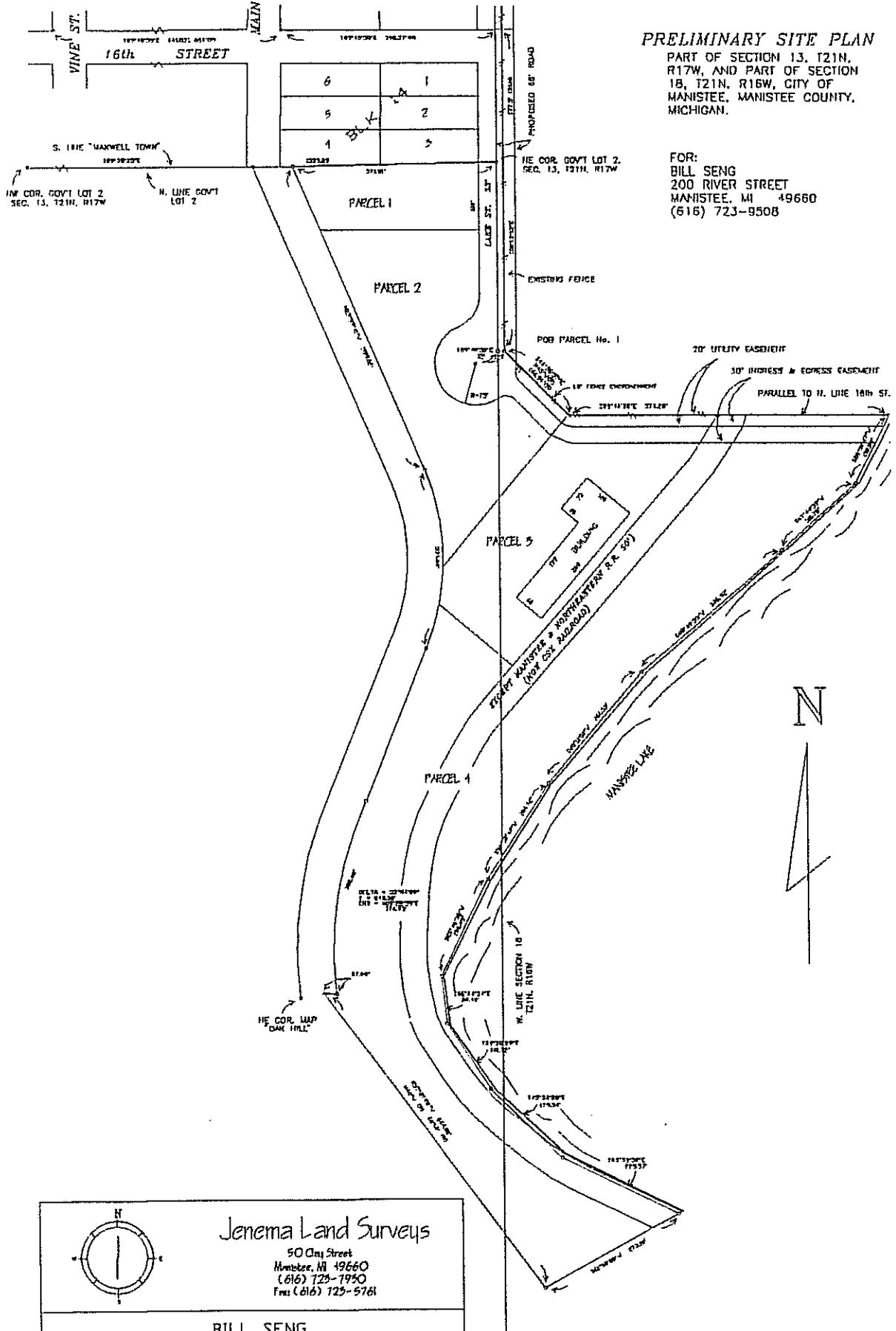
MANISTEE PLANNING COMMISSION

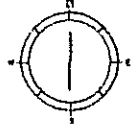

Denise J. Mikula, Acting as Secretary

PRELIMINARY SITE PLAN

PART OF SECTION 13, T21N,
R17W, AND PART OF SECTION
18, T21N, R16W, CITY OF
MANISTEE, MANISTEE COUNTY,
MICHIGAN.

FOR:
BILL SENG
200 RIVER STREET
MANISTEE, MI 49660
(616) 723-9508



		<p>Jenema Land Surveys 50 Clay Street Manistee, MI 49660 (616) 723-1950 Fax: (616) 723-5761</p>	
<p>BILL SENG</p>			
DATE	7-3-1997	94213	DRAWN BY: TMS APPROVED: BJ
<p>PRELIMINARY SITE PLAN</p>			
<p>PART OF SEC. 13, T21N, R17W & PART OF SEC. 18, T21N, R16W, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.</p>			<p>SHEET: 1 OF 1</p>