

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 4, 1998

A Meeting of the Manistee City Planning Commission was held on Wednesday, March 4, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Ray Fortier, Cyndy Fuller, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, Roger Yoder

MEMBERS ABSENT: Tony Slawinski

OTHERS PRESENT: Jon Rose (Community Development Officer), Denise Mikula (City Staff), Jeff Mikula (Abonmarche), Connie Rossman (Manistee News Advocate), Mayor Lorraine Conway, Councilman Dave Skory, Dr. Brad Powers, Dale Picardat, Hugh O'Hagan (340 Tenth Street), Mr. & Mrs. Larson (First Street)

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

Welcome new Member Bob Hornkohl.

PUBLIC HEARING:

Zoning Amendment Request - Dr. Brad Powers

Dr. Brad Powers has the option to purchase two vacant lots on Cypress Street between Ninth and Tenth Streets. This option is pending a Zoning Amendment to change the Zoning from R-4 Residential to C-1 Commercial for "Parcel B" located on the Southwest corner of Ninth and Cypress Street. Dr. Powers would like to construct an office building and relocate his practice. Public notice has been sent to residents within 300 feet of the parcel and notification was published in the local newspaper.

Hugh O'Hagan, 340 Tenth Street expressed a concern over an increase in traffic. Dr. Powers stated that he schedules three patients per hour. No other comments have been received.

Public Hearing closed at 7:13 p.m.

SITE PLAN REVIEWS:

Sadler Machine & Tool

Sadler Machine & Tool is requesting a Site Plan Review for a proposed building located within the Renaissance Zone located between State Street and Main Street. A Site Plan Review has been done on the proposed building and it meets all of the requirements.

MOTION by Fortier supported by Lakos that the Site Plan for Sadler Machine & Tool be approved. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were expressed by the citizens in attendance.

MINUTES:

MOTION by Fatke, supported by Serocki, that minutes of the February 5, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Dale Picardat

Dale Picardat is requesting the vacating of a portion of Water Street that runs behind the houses at 546 & 550 First Street. Mr. Picardat purchased the home at 546 First Street in February of 1997. Mr. & Mrs. Larson, the owners of the home at 550 First Street, requested a vacation in 1991. The item was postponed until after the construction of Riverwalk West. Mr. Picardat would like to reopen the request to vacate this portion of Water Street.

Procedure for Street Vacation requests require a Public Hearing and notification by mail to all residents within 300 feet of the request. Mr. Picardat will make the request for a Public Hearing.

Dr. Brad Powers - Zoning Amendment Request

A public hearing was held for a requested Zoning Amendment for Dr. Brad Powers to change the Zoning from R-4 Residential to C-1 Commercial for "Parcel B" (see attached) located on the Southwest corner of Ninth and Cypress Street.

MOTION by Serocki seconded by Harless that Dr. Powers request for a zoning amendment to change the zoning from R-4 Residential to C-1 Commercial for "Parcel B" located at the Southwest corner of Ninth and Cypress street be approved subject to verification from the owner that she is in favor of the request. Motion passed unanimously.

UNFINISHED BUSINESS:

Northwestern Savings Bank and Trust - Special Use Permit

A Public Hearing was held on February 19, 1998 for a request for a Special Use Permit for signage at Northwestern Savings Bank and Trust. Due to illness a quorum was not present and the decision was postponed until the March 4, 1998 meeting. No objections were made at the Public Hearing.

MOTION by Fortier supported by Lakos that the request from Northwestern Savings Bank and Trust for a Special Use Permit be approved. Motion passed unanimously.

Sign Ordinance

A meeting of the Sign Ordinance Committee was held on Wednesday, March 4, 1998. Discussion at the meeting was on the *Nonconforming Signs* section of the ordinance. The Sign Ordinance Committee has stricken the last two paragraphs of the section. Mr. Rose explained that this would eliminate the expense of removing a nonconforming sign if an additional conforming sign was to be placed on a parcel.

MOTION by Lakos, supported by Serocki that the Planning Commission endorse the deletion of the last two paragraphs in the *Nonconforming Signs* section of the proposed Sign Ordinance. Motion passed unanimously.

OTHER COMMUNICATIONS:

City Update

Rose and Jeff Mikula gave an update on the following projects. Cherry Street bids are being advertised, due on March 16, 1998. Eighth and Fairview Project and Oak Street and First Street Projects will have neighborhood meetings this month. Renaissance Park Phase I is scheduled for this spring. An Invitation to apply for \$552,000 grant for Renaissance Park has been received. Metal Line has purchased a lot in Manistee Renaissance Park. Ambar is applying for an IFT tax abatement. The Corps of Engineers has begun dredging this past week. The City is advertising for two positions at the DPW. City Council endorsed new City Flag designed through the efforts of the Rotary Club.

Chairman Yoder requested that a letter be prepared on behalf of the Planning Commission thanking the Rotary Club for the fine job on the new City Flag.

REPORTS:

D.D.A.:

Cyndy Fuller reported on the March 4, 1998 D.D.A. Meeting. Two primary issues were discussed at the meeting. The first was the Street Scape Meeting scheduled for March 12, 1998 at the Manistee Inn and Marina. The Planning Commission members received an invitation to attend. The second item was discussion on the pro's and con's of providing incentive funds for interior renovations. This item will be reviewed further.

Zoning Board of Appeals

No meeting.

Historic Overlay Review Committee

No meeting.

Joint City Review/Ordinance Committee

No meeting.

WORKSESSION:

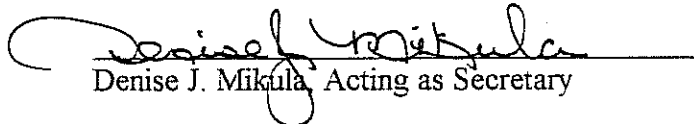
The next worksession will be held on March 19, 1998. Due to a lack of quorum the February Worksession was canceled. County Planner Kurt Schindler will be attending the March Worksession.

ADJOURNMENT:

MOTION by Lakos, supported by Serocki that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 8:00 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

1416. Nonconforming Signs

It is the intent of this Ordinance to recognize that the eventual elimination of existing *Nonconforming Signs* is as desirable as the prohibition of new *Nonconforming Signs*. It is also the intent of this Ordinance that elimination of *Nonconforming Signs* shall be effected as to avoid any unreasonable invasion on established private property rights. To expedite this intent, no *Nonconforming Sign*:

A. Shall be changed to another *Nonconforming Sign*, or replaced by another *Nonconforming Sign*.

B. Shall have any change to the message displayed on the *Sign*, unless the *Sign* is designed for a periodic change of such message.

C. Shall be structurally *altered* to prolong the life of the *Sign* or to change the shape, size, or classification of the *Sign*.

D. Shall be reestablished after the activity, business or usage to which it relates has been discontinued for a period of six months or a normal operating season for seasonal business.

E. Shall be reestablished after removal, or after damage if the expense of repair exceeds fifty percent of the appraised total replacement cost, as determined by the *Administrator*.

F. Shall be refurbished at a cost exceeding 50% of replacement cost.

~~For purposes of this Section a Parcel shall be nonconforming if any individual Sign, or the total signage on the Parcel is in nonconformance with any requirement of this Ordinance. For purposes of the above, all individual Signs of any type, size or characteristic (unless exempt from this Ordinance) on a nonconforming Parcel shall be considered as Nonconforming Signs.~~

~~If a new Sign of any type requiring a permit is constructed, placed or erected on a nonconforming Parcel the entire Parcel shall be brought into full compliance with this Ordinance. The Signage Plan for the new Sign shall include a date for achieving such compliance.~~

1417. Violations And Penalties

See Section 202.99 of the Codified Ordinance of Manistee for General Code Penalty if no specific penalty is provided.

1418. Fee Schedule

Fees shall be established from time to time by *City Council* Resolution.