

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

MAY 7, 1998

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

MEMBERS PRESENT: Ray Fortier, Cyndy Fuller, Kristie Harless, John Lakos, John Serocki, Tony Slawinski

MEMBERS ABSENT: Mike Fatke, Bob Hornkohl, Roger Yoder

OTHERS PRESENT: Connie Rossman (Manistee News Advocate), Donna & Bill Larson (550 First Street), Dale Picardat (546 First Street), Glen Parr (105 Tamarack), Mr. Kras (554 First Street), Brian Postma, Jon Rose (Community Development Officer), Denise Mikula (City Office)

Meeting was opened at 7:00 p.m. by Vice-Chair Kristie Harless

PUBLIC HEARING:

Dale Picardat - Street Vacation

Dale Picardat is requesting the vacation of the portion of Water Street North of 546 & 550 First Street. Mr. Picardat purchased the house at 546 First Street in February 1997. Neighboring property owners Donna & Bill Larson request the vacation of the street in 1991 when City Council tabled it until after final construction plans were prepared for Riverwalk West. Notification has been mailed to all property owners within 300 feet of the proposed vacation.

Glen Parr, 105 Tamarack Street would like a consideration of handicap parking for the riverwalk in the street proposed for vacation.

Dale Picardat owner of 546 First Street would like the street vacation to allow construction of a garage. Mr. Picardat stated that slope of the undeveloped street is approximately 4 feet higher than the existing grade of Water Street and that a sewer line exists north of the property.

Donna Larson of 550 First Street said that their request for a street vacation was tabled seven years ago pending construction of the riverwalk. Mrs. Larson noted that the original plans of the riverwalk include using the undeveloped street as a parking area but the plans were changed since the edge of the parking area would be ten feet from her bedroom window. Mrs. Larson expressed her desire for the street vacation to allow them to have a backyard.

Dennis Krolczyk spoke on behalf of Jim Mrozynski owner of Cedar Street Marina. Mr. Krolczyk read a letter from Mr. Mrozynski expressing his desire to deny the request for the street vacation. Mr. Mrozynski would like the use of the undeveloped street for access to his marina.

Mr. Parr expressed his concern over the property being used for marina operation and said that if the street were vacated there would still be the option of a few handicap parking spaces on the 33 feet of the property that city would receive in the vacation.

Mrs. Larson said that the undeveloped street behind their property is in the R-4 Residential Zoning District and that Mr. Mrozynski's Marina is in a commercial district.

Mr. Kras of 554 First Street asked if the City would be willing to sell or lease the property behind his home to the rivers edge. He had no objection to Mr. Picardat's request.

There being no further discussion the Public Hearing closed at 7:38 p.m.

SITE PLAN REVIEWS:

Marlene Devlin/Daryl Sorenson - Lot Split

A request has been received for a Lot Split from Marlene Devlin and Daryl Sorenson. Mrs. Devlin owns parcel #51-51-358-718-09 which has a legal description of *Jefferson Add lots 97 thru 101 west of Tamarack St and South of Eighth Street*. She also owns parcel #51-51-358-715-02 which has a legal description of *Jefferson Add lot 82 & S 1/2 of lot 83*. Ms. Devlin has sold parcel # 51-51-358-715-02 to Daryl Sorenson and also sold him lots 100 & 101 from Parcel #51-51-358-718-09. Mrs. Devlin needs approval for the lot split in order to clear the title on this property. These two parcels are contiguous and Mr. Sorenson plans to build a new home on this property

MOTION by John Lakos seconded by Tony Slawinski that Mrs. Devlin's request to split lots 100 & 101 from Parcel Code #51-51-358-718-09 be approved. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No questions or concerns were expressed by the citizens in attendance.

MINUTES:

MOTION by Ray Fortier, seconded by John Lakos, that minutes of the April 2, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Kristie Harless asked the Planning Commission if they would be willing to hold a worksession on May 21, 1998. County Planner Kurt Schindler has arranged a worksession between the City of Manistee Planning

Commission and Filer Township Planning Commission to be held at 7:00 p.m. in the County Commissioners room at the Courthouse.

MOTION by Ray Fortier, seconded by Tony Slawinski to schedule a worksession with Filer Township Planning Commission for Thursday, May 21, 1998 at 7:00 p.m. at the County Courthouse. Motion passed unanimously.

UNFINISHED BUSINESS:

Dale Picardat - Street Vacation

A public hearing was held earlier regarding Dale Picardat's request to vacate the portion of Water Street North of 546 & 550 First Street. Discussion followed.

MOTION by Ray Fortier, seconded by John Serocki that Mr. Picardat's request to vacate the portion of Water Street North of 546 & 550 Water Street be approved. Voting as follows:

- yes - Ray Fortier, Kristie Harless, John Serocki
- no - Cyndy Fuller, John Lakos, Tony Slawinski.

Motion failed.

MOTION by Ray Fortier, seconded by John Lakos to table this item until the June 4, 1998 meeting for further discussion, an onsite review, and invite the concerned parties to attend the meeting. Motion passed unanimously.

Manistee County Sportsplex - Gini Pelton

Gini Pelton presented a proposed Manistee County Sportsplex to members of the Planning Commission at the April 23, 1998 Worksession and the item was then added to the May 7, 1998 agenda. Ms. Pelton's presentation included letters of endorsement from various organizations within the community.

Brian Postema spoke to the Planning Commission on the success that other communities have had in the development of a sportsplex. Mr. Postema spoke of the plans for corporate funding, donations and a possible millage for funding this project. Members of the Manistee County Sportsplex committee are asking for the use of the 173 acres that the City owns out on M-55 to located the facility and an endorsement of the proposed facility.

Jon Rose gave background information on the property and that the property is designated by the state for public use.

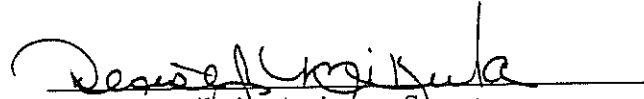
MOTION by Cyndy Fuller, seconded by John Serocki that the Planning Commission endorse the use of this property for the Sportsplex with the recommendation that consideration be given to safety, efficient use of the land and future options. Motion passed unanimously.

ADJOURNMENT:

MOTION by John Serocki, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 8:35 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mijkula, Acting as Secretary