

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

JUNE 4, 1998

A Meeting of the Manistee City Planning Commission was held on Thursday, June 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, Tony Slawinski, Roger Yoder

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** R. Ben Bifoss (City Manager), Dennis Johnson (Church Chairman, Evangelical Covenant Church), Michael Moran (Manistee-Benzie Community Mental Health), Brad Powers (902 Cypress Street), Byron Lyon (Prime Time Corporation), Bill Chapman (Prime Time Corporation), Donna Larsen (550 First Street), Dale Picardat (521 Pine Street), Mikelle Picardat (546 First Street), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

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

### **PUBLIC HEARING:**

#### **Evangelical Covenant Church - Special Use Permit**

Evangelical Covenant Church has requested a Special Use Permit for the construction of a church and parking lot on vacant property the church owns on Eighth Street. This area is zoned R-4 and the Zoning Ordinance requires a Special Use Permit. Notification has been mailed to all parcels within 300 feet of this property.

Dennis Johnson, Church Chairman for the Evangelical Covenant Church gave background information on the church and the plans for the building.

Myra Sundbeck, 487 Eighth Street has sent a letter in support of the building. Mrs. Sundbeck requests that a four foot berm or wall not be included in the Special Use Permit. Mrs. Sundbeck would rather see connecting lawns between the church building and her home.

There being no further discussion the Public Hearing closed at 7:11 p.m.

MOTION by Fortier seconded by Lakos to amend the agenda to decide on the request for a Special Use Permit from the Evangelical Covenant Church Special Use Permit. Motion passed unanimously.

Evangelical Covenant Church - Special Use Permit

A Public Hearing was held for a request from the Evangelical Covenant Church for the construction of a church and parking lot on vacant property the church owns on Eighth Street.

Discussion was held regarding the neighbors request not to have a four foot berm as required by the Zoning Ordinance.

MOTION by Fatke, seconded by Harless that the request for a Special Use Permit to construct a new church and parking lot on the vacant property on Eighth Street be approved with the condition that the church not be required to provide a berm with the adjoining neighbor. Voting as follows:

yes - Mike Fatke, Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, Tony Slawinski, Roger Yoder

no - Cyndy Fuller, John Serocki

Motion passed 7 to 2.

SITE PLAN REVIEWS:

Manistee-Benzie Community Mental Health

Manistee-Benzie Community Mental Health has requested a site plan review for a proposed 36' x 100' addition to their existing building at 310 N. Glocheski Drive. Variance's have been obtained from the Zoning Board of Appeals for the side-yard set-back from 10 feet to 5 feet and to reduce the parking space requirements from 36 to 30. With the variances the site plan meets all the zoning requirements.

MOTION by Lakos, seconded by Serocki that the site plan for Manistee-Benzie Community Mental Health to construct a 36' x 100' foot addition to the existing building at 310 N. Glocheski Drive be approved. Motion passed unanimously.

Evangelical Covenant Church

Evangelical Covenant Church has requested a site plan review for a new church to be constructed on vacant property East of 487 Eighth Street. A Public Hearing for a Special Use Permit was heard earlier in the meeting. Site Plan review of the proposed project shows that a variance would be required for the height limitation and parking requirements. Except for these two items the site plan meets all zoning requirements.

MOTION by Fortier, seconded by Lakos that the site plan for Evangelical Covenant Church be approved pending variances are received from the Zoning Board of Appeals for height limitation and parking requirements. Voting as follows:

yes - Mike Fatke, Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki,  
Tony Slawinski, Roger Yoder

no - Cyndy Fuller

Motion passed 8 to 1.

Dr. Brad Powers - 902 Cypress Street

Dr. Brad Powers has requested a site plan review for a new office building at 902 Cypress Street. Site Plan Review of the proposed project shows that the site plan meets all zoning requirements.

MOTION by Harless, seconded by Slawinski that the site plan for Dr. Brad Powers to construct a new office building at 902 Cypress Street be approved. Motion passed unanimously.

**CITIZEN QUESTIONS AND CONCERNS:**

Prime Time Corporation

Byron Lyon spoke on behalf of Prime Time Corporation. This is a group that is proposing Middle Income Senior Housing Cooperative in Manistee. Prime Time Corporation is currently looking at the vacant property bordered by River, Pine and First Streets. The proposal is for a forty or fifty one bedroom and two bedroom units. Mr Lyon gave information on ownership, management, monthly fees, entrance requirements, financing, design, status of organization, development, construction, need analysis, amenities, and transfer of unit ownership.

Mr. Lyon said that there would be no on site nursing and no regular meals scheduled for tenants. Prime Time Corporation has been contacted by the Senior Center regarding the possibility of renting part of the first floor and moving the Senior Center to their location. Mr. Lyon said that they have not started to design the facility and they did not know how much parking would be available for non-residents.

Mr. Lyon asked about the permit process and the amount of time it would take for obtaining the necessary permits from the City. Mr. Lyon was given information regarding the permits needed.

**MINUTES:**

MOTION by Lakos, seconded by Slawinski, that minutes of the May 7, 1998 meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

None

**UNFINISHED BUSINESS:**

MOTION by Fortier, seconded by Slawinski to adjourn the meeting for an onsite inspection of the properties at 546 and 550 First Street. Motion passed unanimously.

Meeting adjourned at 8:04 p.m.

Meeting reconvened at City Hall at 8:38 p.m.

Dale Picardat - Street Vacation

At the May 7, 1998 meeting Dale Picardat asked to vacate the portion of Water Street North of 546 & 550 First Street. Mr. Picardat's request was tabled until the June 4, 1998 meeting for further discussion and an onsite review.

Mr. Rose discussed several issues that have been brought up since Mr. Picardat's request. The Waterworks museum is currently surrounded on four sides by streets and has limited parking for visitors. Another issue is handicapped parking for the riverwalk. Mr. Mrozinski has expressed concern about the street vacation and his plans to expand his marina. The City would like to deal with all of the issues at the same time and try to find a solution for all related parties.

Mrs. Larson and Dale Picardat expressed concern over having to wait. Mr. Rose said that Mr. Mrozinski was given a deadline of June 19<sup>th</sup> to submit his plans for marina expansion to the City.

MOTION by Slawinski, seconded by Lakos that Mr. Picardat's request to vacate a portion of Water Street North of 546 and 550 First Street be tabled till the July 9, 1998 meeting for review of Mr. Mrozinski's plans and review of the City's current Master Plan. Voting as follows:

yes - Cyndy Fuller, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

no. - Mike Fatke, Ray Fortier, Kristie Harless, Bob Hornkohl

Motion to table this item until the July Meeting passed 5 to 4.

**OTHER COMMUNICATIONS:**

Lori Donnan, Administrative Assistant has started work on the 1999 City Calendar. Ms. Donnan has asked that the Planning Commission schedule their meeting and worksession dates for 1999.

MOTION by Fortier, seconded by Lakos that the following list of dates be scheduled for the Planning Commission for 1999:

**Meeting**

**Worksession**

January 7, 1999 .....	January 21, 1999
February 4, 1999 .....	February 18, 1999
March 4, 1999 .....	March 18, 1999
April 1, 1999 .....	April 15, 1999
May 6, 1999 .....	No Worksession
June 3, 1999 .....	No Worksession
July 1, 1999 .....	No Worksession
August 5, 1999 .....	No Worksession
September 2, 1999 .....	No Worksession
October 7, 1999 .....	October 21, 1999
November 4, 1999 .....	November 18, 1999
December 2, 1999 .....	December 16, 1999

Motion passed unanimously.

Dale Picardat asked that the Planning Commission refer to City staff that Mr. Mrozinski's Marina Parking Lot is currently encroaching on City Property.

MOTION by Fortier, seconded by Lakos that City staff be advised that Mr. Mrozinski's Marina Parking Lot is currently encroaching on City Property. Motion passed unanimously.

**WORK/STUDY SESSION:**

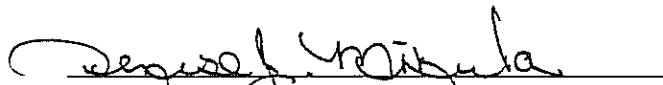
Next worksession scheduled for September 17, 1998 and the next meeting will be on July 9, 1998 due to the holiday.

**ADJOURNMENT:**

MOTION by Serocki, seconded by Slawinski that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 9:30 p.m.

MANISTEE PLANNING COMMISSION

  
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 Denise J. Mikula, Acting as Secretary

