

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

August 6, 1998

A meeting of the Manistee City Planning Commission was held on Thursday, August 6, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Kristie Harless, Bob Hornkohl, Tony Slawinski, John Serocki, Roger Yoder

MEMBERS LATE: Cyndy Fuller

MEMBERS ABSENT: Mike Fatke, John Lakos

OTHERS PRESENT: Jeff Mikula (Abonmarche), Dave Hoffman (Harbor Village), Dave Evans (Harbor Village), Bill MaGuire (Chairman, Methodist Church Trustees), Les Solberg, Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

No Public Hearing

SITE PLAN REVIEW:

Louise Greenaway - Lot Split

A request for a lot split has been received from Louise Greenaway, 803 Cherry Street parcel code #51-51-352-701-09 (Golfmoor Sub Lots 4 & 5). Mrs. Greenaway is requesting to split the existing parcel into two parcels. The parcel with the house would have 108' of frontage on Cherry Street. The second parcel which is vacant land would have 100' of frontage on Cherry Street. This request complies with the requirements of the Zoning Ordinance.

MOTION by Bob Hornkohl, seconded by Kristie Harless that Mrs. Greenaway's request for a lot split of parcel #51-51-352-701-09 be approved and forwarded to City Council. Approved unanimously.

United Methodist Church

Bill MaGuire, Chairman Methodist Church Trustees, spoke on behalf of the Church. The United Methodist Church requested and was granted a Special Use Permit to demolish a house at 380 Second Street and construct a parking lot at the November 6, 1997 Planning Commission Meeting. The original request included keeping the existing garage for storage. The church has decided to demolish the existing garage and build a new garage. A Site Plan review has been done on the project and it meets all of the Zoning requirements.

Cyndy Fuller arrived at the meeting 7:05 p.m.

MOTION by John Serocki, seconded by Ray Fortier that the site plan for United Methodist Church to demolish the garage at 380 Second Street and Construct a new garage be approved. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

None

MINUTES:

MOTION by Kristie Harless, seconded by Tony Slawinski, that the minutes of the July 9, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Harbor Village - Site Plan Review

New Pool/Recreation Facility - Brookharbor

Dave Hoffman of Harbor Village presented a proposal for placement of a new indoor pool/recreation facility for members of Harbor Village. This pool would be constructed where units #2 & #3 of Brookharbor would have been built. Parking for the pool will be provided by using the spaces from units #2 & #3. Parking will also be available at two other locations within walking distance. This plan has not been submitted to Historic Overlay Review for approval.

MOTION by Ray Fortier seconded by Bob Hornkohl that the placement of a new indoor pool/recreation facility be approved with the height limitations of the Brookharbor area of Harbor Village and pending approval of the Historic Overlay Review Committee. Motion passed with Cyndy Fuller abstaining.

Brookharbor Units #7 & #8

Dave Hoffman requested approval for the placement of units #7 & #8 Brookharbor. Plans are to change the units from an 8 plex to a 4 plex. Designs have not been prepared or received Historic Overlay Review approval. This request is for placement of the units only.

MOTION by Kristie Harless, seconded by Tony Slawinski to approve the placement of units #7 & #8 of Brookharbor as presented. Motion passed with Cyndy Fuller abstaining.

Dave Hoffman also spoke of a proposed maintenance/storage facility for the project. This item has not been approved by their Board of Directors and is for information only. It will be presented at a later date.

OTHER COMMUNICATIONS

Jeff Mikula, The Abonmarche Group gave an update on the current construction projects in the City. Cherry Street is almost completed with Phase I and Phase II should begin next week. Oak Street project is behind schedule and are installing curb and gutter with possible paving next week. Eighth & Fairview project is progressing well. Concern about elevations on Fairview have resulted in neighborhood meetings and the decision to make Fairview a one-way street. The First Street project is scheduled to begin September 1st. This will involve First Street from U.S. 31 to Sibben Street and also involve Hancock, Jones and Lake Street. Bids have been opened on Renaissance Park and the contract has been awarded to Domers. Project will begin in September. Bid letting scheduled next week on the MDOT/Monroe Street intersection.

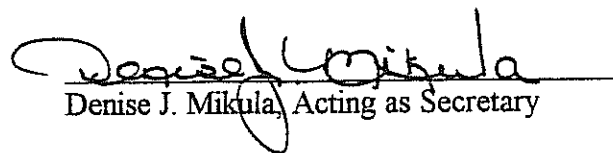
The next meeting is scheduled for September 3, 1998 and a worksession has been scheduled for September 17, 1998 with the Filer Charter Township Planning Commission. Information on the location of the joint worksession will be forwarded to the members.

ADJOURNMENT:

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

Meeting adjourned at 7:55 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

