

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

WORKSESSION MINUTES

APRIL 23, 1998

A Special Joint Worksession of the Manistee City Planning Commission and Manistee Township Zoning Board was held on Thursday, April 23, 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

MANISTEE TOWNSHIP ZONING BOARD: Jim Baker, Jack Dinsen, Dennis Switalski, John Zielinski

OTHERS PRESENT: Kurt Schindler (County Planner), Robert Marble (Manistee Township Zoning), Tom Kubanek (EDO Office), R. Ben Bifoss (City Manager), Gini Pelton, Chris Cook (Abonmarche), Jeff Mikula (Abonmarche), Jim Ridge (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

County Planner Kurt Schindler presided over the worksession.

PUBLIC PARTICIPATION:

Manistee County Sportsplex - Gini Pelton

Gini Pelton is the Co-Coordinator of the proposed Manistee County Sportsplex. Ms. Pelton distributed handouts on the proposed project. The proposed site for the Sportsplex is the 173 acres on M-55 that the City owns. This item will be on the May 7, 1998 Manistee Planning Commission Meeting.

NEW BUSINESS AND COMMUNICATIONS:

Manistee Renaissance Industrial Park

Chris Cook, Jeff Mikula and Jim Ridge of Abonmarche gave an update on Manistee Renaissance Park. Jeff Mikula gave a brief history on establishing the park through joint meetings with Manistee Township, Manistee County and the City of Manistee. The park then obtained the status as a Renaissance Zone. Jim Ridge presented infrastructure Plans to develop the park and hook into existing City utilities that end at Pine Creek Road. A layout of the park was shown to members. The Protective Covenants and Deed Restrictions on the parcels in the park was discussed.

Water and Sewer

Kurt Schindler discussed the possibility that if the City were to drill a well in Manistee Township they will want to discuss Wellhead Protection which is currently in place with other communities in Manistee County. The City of Manistee currently has Wellhead Protection on the City's municipal water wells located in Filer Township.

Ben Bifoss discussed the potential well site on Pine Creek Road where testing is currently taking place. Future expansion of municipal Water and Sewer might include a loop under Manistee Lake and possible extension to the proposed residential developer in Eastlake. The City requires payment in lieu of taxes for residents of Manistee Township that hook into Municipal Water and Sewer. Mr. Bifoss also explained that the City of Manistee does not make any profit on the sale of the land in Renaissance Park. The cost of \$10,000 per acre will be used for future development within the park.

City Master Plan

Jon Rose discussed the City of Manistee's decision to begin an update of their Master Plan. The Planning Commission's desire to work with neighboring communities as the Master Plan is developed was the reason for the worksession tonight.

Kurt Schindler discussed the County Land Use Plan and the similar interests and requirements that the two communities share.

Other Business

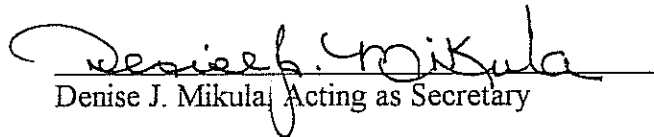
Roger Yoder expressed his thanks to the members of Manistee Township's Zoning Board for meeting with the Planning Commission.

Ben Bifoss gave an overview of the Street Projects that are scheduled for the City this summer.

ADJOURNMENT:

The meeting adjourned at 8:07 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikulaj Acting as Secretary