

**MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

**MEETING MINUTES**

JANUARY 7, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, January 7, 1999 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

**MEMBERS LATE:** John Serocki

**MEMBERS ABSENT:** Cyndy Fuller and Tony Slawinski

**OTHERS PRESENT:** Geoffrey Paine, Bill Ruoff (Architect), Rich Franckowiak (501 Water Street), James Perry (News Advocate), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Office).

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

**PUBLIC HEARING:**

**Height Limitation for buildings in the C-4 and I-2 Zoning Districts**

Discussion were held at the November 19, 1998 Worksession and December 3, 1998 Meeting of the Planning Commission in response to a request from the Appeals Board for an increase in the allowable height of buildings in the C-4 and I-2 Zoning Districts. A Public Hearing is being held for response from the general public.

There was no public input regarding this matter.

Public Hearing Closed at 7:04 p.m.

**SITE PLAN REVIEW:**

**Dr. Geoffrey Paine - new Dental Office**

Dr. Geoffrey Paine wants to remove the existing building located at 504 Water Street (Parcel Code # 51-51-365-701-13) and construct a new dentist office. A Site Plan Review of the request shows that the requirements of the Zoning Ordinance have been met except for the parking requirements in the front yard and number of parking spaces required.

MOTION by Mike Fatke, seconded by John Lakos that the site plan be approved pending a variance from the Zoning Board of Appeals for the parking requirements and review of utilities by the City Engineer. Motion approved unanimously.

Richard Franckowiak who lives at 501 Water Street asked if campers, trailers and overnight parking will be allowed. Dr. Paine said that campers, trailers and overnight parking will not be allowed.

**CITIZEN QUESTIONS AND CONCERNS:**

None

**MINUTES:**

MOTION by John Lakos, seconded by Kristie Harless, that the minutes of the December 3, 1998 meeting be approved. Motion approved with John Serocki abstaining because he was absent at the meeting.

**NEW BUSINESS:**

**Committee Appointments**

Chairman Yoder made the following Committee Appointments for 1999:

- Bike Trails ..... Mike Fatke
- D.D.A. Liaison ..... Cyndy Fuller, John Lakos (Alternate)
- Goals ..... Ray Fortier, Bob Hornkohl, John Lakos, Anthony Slawinski
- Historic Overlay/Site Plan Review ..... Kristie Harless, John Lakos, John Serocki
- Joint City Review/Ordinance ..... Mike Fatke, Kristie Harless, Roger Yoder
- Master Plan Review ..... Cyndy Fuller, Kristie Harless, Bob Hornkohl, Roger Yoder
- Public Access North end Lake Michigan ..... Mike Fatke, Ray Fortier, Roger Yoder
- Sidewalk Survey ..... Mike Fatke, Kristie Harless, Roger Yoder
- Streetscape Committee ..... Bob Hornkohl
- Twelfth Street Extension Committee .... Ray Fortier, Bob Hornkohl, John Lakos, Roger Yoder
- Zoning Board of Appeals ..... John Serocki

**UNFINISHED BUSINESS:**

**Height Limitation for buildings in the C-4 and I-2 Zoning Districts**

A public hearing was held earlier in response to a request from the Appeals Board for an increase in the allowable height of buildings in the C-4 and I-2 Zoning Districts.

Motion by Kristie Harless, seconded by John Lakos that the Manistee City Planning Commission Recommend that City Council adopt an Ordinance Amending Section 1042. Height to read as attached.

**OTHER COMMUNICATIONS:**

Request for Proposals for the Master Plan were being prepared when it was discovered that we would be using census data from the 1990 census if we proceed with the current schedule. We will proceed with the survey and wait on the Master Plan so that data from the 2000 census will be used in the new Master Plan.

A joint Worksession will be held on Thursday, January 21, 1998 for the City of Manistee Planning Commission, Filer Charter Township Planning Commission and Manistee Township Zoning Board. This meeting will be held at the Manistee Inn and Marina in the conference room. Items suggested to be placed on the agenda include Wellhead Protection with Manistee Township for new well at Airport, and Master Plan.

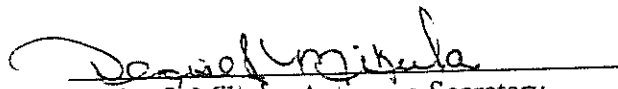
Jeff Mikula of the Abonmarche Group gave an update on current projects including sewer work on Arthur Street, extension of water and sewer for Phase II of Dunes Estate, and repair work on the water leak on Division Street.

**ADJOURNMENT:**

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

Meeting adjourned at 7:40 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Acting as Secretary

## 1042. Height

No *building or structure* or part thereof shall be *erected or altered* to a height exceeding thirty (30) feet, except *as follows*: that

- A. *Non-dwelling buildings or structures* other than *accessory buildings or structures*, shall be *erected or altered* to a height not exceeding the height provided for in Section 1070.C of this Ordinance.
- B. *Buildings or structures in the C-4 Commercial and I-2 Lakefront Industrial zoning districts may be erected or altered to a height of 40 feet.*
- C. *Buildings or structures in the I-2 Lakefront Industrial zoning district may be erected or altered to a height of 60 feet, provided: a fire lane shall be provided to within 20 feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of 20 feet.*

Any *building or structure* or part thereof may be *erected or altered* to any height if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

[Annotation: This Section was amended to change the word "may" to "shall", effective April 17, 1992.]