

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

APRIL 1, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, April 1, 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, John Lakos, and Roger Yoder

MEMBER LATE: Cyndy Fuller

MEMBERS ABSENT: Bob Hornkohl, John Serocki, and Tony Slawinski

OTHERS PRESENT: John Perschbacher (420 Third Street), Mark Krauskopf (Abonmarche), Kendra Thompson (Kendra Thompson Architects, Inc.), Mike Stenberg (Dr. Shrink), Jim Goodwin (357 First Street), Bill Kelley (Consumers Energy), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

Meeting was open at 7:01 p.m. by Chairman Yoder.

PUBLIC HEARING:

Dr. Shrink - Mike Stenberg

Mike Stenberg, Dr. Shrink would like to purchase lot 18 in the Industrial Park for a wholesale distribution center with offices. A Special Use permit is required for this use in I-1 Industrial. Mr. Stenberg explained the operation of his business and that it was a quiet operation.

There being no further discussion the Public Hearing for Dr. Shrink - Mike Stenberg was closed at 7:04 p.m.

Kendra Thompson - Alley Vacation

A Public Hearing for a request for an Alley Vacation for Kendra Thompson Architects representing Manistee County was opened at 7:04 p.m. Kendra Thompson Architects is requesting to vacate the

eastern half of the alley between Third and Fourth Streets, extending from Maple to Oak Streets. Due to a shortage of space in the County Building plans are to build an addition immediately adjacent to the alley.

Ms. Thompson showed the proposed expansion for the County Building. The request to vacate the alley is to allow 18 inches of a five foot sidewalk to be placed within the alley and avoid having to obtain variances from the Zoning Board of Appeals.

Bill Kelley of Consumers Energy expressed his concerns with the utilities that are currently located in the alley. Jon Rose spoke of a letter he received from Steve Lipps from Michcon with the same concern with utilities and a phone call he received from the Cable Company regarding utilities.

John Perschbacher, 420 Third Street expressed concerns about lights that were added to the building and how they shine through the windows in his home. Mr. Perschbacher was concerned over how alley vacation would effect the accessibility for fire trucks in the event of a fire. He also expressed concerns over snow removal and the fact that the County Building is located within a residential district.

Mr. Rose said that he has spoken to Fire Chief Sid Scrimger and that Mr. Scrimger was also concerned about accessibility for emergency vehicles.

Ms. Thompson said that with the proposed plan the County did not plan to close off the alley just to move it over 18 inches.

Cyndy Fuller asked if the alley were vacated if in the future plans to expand over the alley or close the alley would be possible.

Jon Rose said that if the valley were to be vacated it would then revert to the County as adjoining property owners, and it would be their property.

John Perschbacher asked if it were true that the existing one story addition on the Courthouse was designed to have a second story added to it in the case that they needed to expand.

Kendra Thompson responded that while the east annex was designed to support a second story the County does not need 8,000 feet of addition space nor do they have to money for that type of expansion. The proposed 1,200 feet addition would meet their needs for space and still be within their budget.

There being no further discussion the public hearing for Kendra Thompson for an alley vacation was closed at 7:36 p.m.

Kendra Thompson - Special Use Permit

A Public Hearing for a request for a Special Use Permit for Kendra Thompson Architects representing Manistee County was opened at 7:37 p.m. Kendra Thompson is an Architect representing Manistee County and is applying for a Special Use Permit for Public Administration and Parking lot in the R-4 Zoning District.

There being no further discussion the public hearing for Kendra Thompson for a Special Use Permit for Manistee County closed at 7:38 p.m.

Abonmarche Realty Partners of Manistee - Special Use Permit

A Public Hearing for a Special Use Permit application from Abonmarche Realty Partners of Manistee opened at 7:39 p.m. Abonmarche operates a Professional Consulting Service at 361 First Street. Due to a growth in their business they have purchased the building at 363 First Street and would like to expand their offices to include that building. A Special Use Permit was granted in 1996 for the building at 361 First Street.

Mark Krauskopf is an Architect for Abonmarche and explained the old rundown garage located on the property would be removed. With the removal of the garage they would have 11 parking spaces for their office.

Mark Goodwin, 357 First Street is the neighbor to the east of the current office building on First Street and expressed concerns over water runoff, the condition of the alley and how snow would be removed in the winter.

There being no further discussion the Public Hearing portion of the meeting was closed at 7:49 p.m.

Since the Site Plan Review requests that are on the agenda are contingent on the requests for Special Use Permits Chairman Yoder entertained a motion to move Site Plan Review to after Unfinished Business on the agenda.

MOTION by John Lakos, seconded by Kristie Harless that the Site Plan Reviews on the Agenda be moved after Unfinished Business. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were expressed by citizens in attendance.

MINUTES:

MOTION by Ray Fortier, seconded by John Lakos, that the minutes of the March 4, 1999 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

No new business.

UNFINISHED BUSINESS:

Dr. Shrink - Mike Stenberg

A Public Hearing was held earlier in the evening for a request for a Special Use Permit from Dr. Shrink, Mike Stenberg. Mr. Stenberg would like to purchase lot 18 in the Industrial Park for a wholesale distribution center with offices.

MOTION by Ray Fortier, seconded by Kristie Harless that the request for a Special Use Permit from Dr. Shrink, Mike Stenberg be approved. Motion passed unanimously.

Kendra Thompson - Alley Vacation

A Public Hearing was held earlier in response to a request for a Alley Vacation from Kendra Thompson Architects on behalf of Manistee County. The request is to vacate the eastern half of the alley between Third and Fourth Streets, extending from Maple to Oak Streets

Concern were expressed by the Planning Commission on the need to vacate the alley or maybe obtain variances for the proposed project. Jon Rose will contact the City Attorney for review.

MOTION by Ray Fortier, seconded by John Lakos that the request to vacate the eastern half of the alley between Third and Fourth Streets, extending from Maple to Oak Streets be postponed until the May Planning Commission meeting for review from the City Attorney. Motion passed unanimously.

Kendra Thompson - Special Use Permit

A Public Hearing was held regarding a request from Kendra Thompson Architects on behalf of Manistee County for a Special Use permit to expand the Courthouse and Parking lot in R-4 Zoning District.

MOTION by Cyndy Fuller, seconded by Mike Fatke that the request for a Special Use permit for Manistee County to expand the Courthouse and Parking lot in R-4 Zoning District be approved with the requirement that all new exterior lights be arranged and installed so that direct illumination is shielded from direct view on any residential parcels and that existing exterior lighting be evaluated for compliance. Motion passed unanimously.

Abonmarche Realty Partners - Special Use Permit

A Public Hearing was held in response to a request from Abonmarche Realty Partners for a Special Use Permit to expand their offices to include the building at 363 First Street.

MOTION by Kristie Harless, seconded by John Lakos that the request from Abonmarche Realty Partners for a Special Use Permit be approved.

Cyndy Fuller proposed an amendment to the motion seconded by Ray Fortier to stipulate that in the process of construction Abonmarche is responsible to address any stormwater drainage problem, that may be created. The amendment was approved unanimously.

The original Motion by Kristie Harless, seconded by John Lakos is amended to read that the request from Abonmarche Realty Partners for a Special Use Permit be approved with the stipulation that in the process of construction Abonmarche is responsible to address any stormwater drainage problem that may be created. Motion passed unanimously.

SITE PLAN REVIEW:

Abonmarche Realty Partners

A request for a Site Plan Review has been received from Abonmarche Realty Partners. Abonmarche has requested a Special Use Permit to allow the expansion of their business to include 363 First Street. A Site Plan Review of the request shows that the requirements of the Zoning Ordinance has been met if 361 and 363 First Street were to be combined into one parcel. A letter requesting the combination of the properties is on file at City Hall.

MOTION by John Lakos, seconded by Cyndy Fuller that the Site Plan for Abonmarche Realty Partners be approved. Motion passed unanimously.

Dr. Shrink - Site Plan Review

A request for a Site Plan Review has been received from Dr. Shrink. Dr. Shrink has requested a Special Use Permit for a wholesale distribution center with offices. A site plan of the proposed

project shows that it meets the requirements of the Zoning Ordinance.

MOTION by Kristie Harless, seconded by Ray Fortier that the Site Plan Review for Dr. Shrink be approved. Motion passed unanimously.

Dr. Shrink - Lot Split

Dr. Shrink would like to purchase Lot 18 in the Industrial Park. This is a portion of parcel code #51-51-155-001-00 owned by the City of Manistee. This lot split meets all the requirements of the Zoning Ordinance.

After discussion it was decided to split all of the remaining lots in the Industrial Park under Parcel Code #51-51-155-001-00 into separate parcels.

MOTION by Cyndy Fuller, seconded by Ray Fortier that recommendation be made to Council that Lot #1, Lot #5, Lot #6, Lot #12, Lot #13 and Lot #18 be split from parcel #51-51-155-001-00 and be assigned their own parcel code numbers. Motion passed unanimously.

OTHER COMMUNICATIONS:

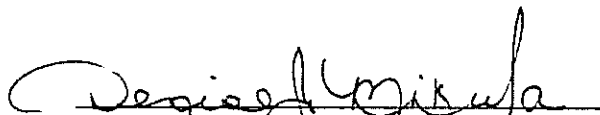
The Planning Commission has scheduled a joint Worksession with Filer Charter Township Planning Commission and Manistee Township Zoning Board on Thursday, April 15, 1999. This meeting is to be held at the Manistee Inn and Marina. With the resignation of the County Planner the City of Manistee Planning Commission will host the meeting. Any agenda items should be forwarded to Jon Rose by April 7, 1999

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Mike Fatke that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:40 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary