

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

MAY 6, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, May 6, 1999 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, John Lakos, John Serocki, and Tony Slawinski

MEMBERS ABSENT: Bob Hornkohl, and Roger Yoder

OTHERS PRESENT: Sam Glore, Mary Ann Roberts-Fischer (522 Water Street), Daniel Picardat (85 Poplar Street), Joe Pienta (31 North L.L.C.), Paul & Amy Schlafley (520 Water Street), Mark Niesen (Building Inspector), Jeff Mikula (Abonmarche), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

Meeting was open at 7:00 p.m. by Vice-Chair Kristie Harless.

PUBLIC HEARING:

Sam Glore - Special Use Permit

Sam Glore has an offer to purchase the property at 522 Water Street and would like to build a four unit condominium at that location. This property is in the C-4A Commercial Zoning District. Mr. Glore stated that he would work within the guidelines of the zoning ordinance and would bring back drawings at a later date if the Special Use Permit is approved.

Mr. Glore was asked if the current building on the property would remain. Mr. Glore said that other than fixing up the outside of the building it would remain.

There being no further discussion the Public Hearing for Sam Glore - Special Use Permit was closed at 7:04 p.m.

SITE PLAN REVIEW:

Jean Picardat/Richard Morehouse - Lot Split & Combination

Jean Picardat is in the process of selling her house located at 85 Poplar Street (51-51-453-705-03). During the mortgage survey it was discovered that the driveway of her neighbor Richard Morehouse, 83 Poplar Street (51-51-453-705-05) was located on part of her property. Ms. Picardat and Mr. Morehouse are asking that the northwest 4' x 54' of Ms. Picardat's property be split and combined with Mr. Morehouse's property in exchange for the southeast 4' x 54' of Mr. Morehouse's which will then be split and combined with Ms. Picardat's property.

MOTION by Cyndy Fuller, seconded by Mike Fatke that recommendation be made to City Council that Jean Picardat, 85 Poplar Street (51-51-453-705-03) be allowed to split the northwest 4' x 54' feet of her property and combine it with Richard Morehouse's property at 83 Poplar Street (51-51-453-705-05). Mr. Morehouse will in exchange split the southeast 4' x 54' of his property and it will then be combined with Ms. Picardat's property. Motion passed unanimously.

Rav Kieffer (C&E Enterprises) - Lot Split

Ray Kiefer, Manistee Appraisal Service is requesting a Lot Split on behalf of C&E Enterprises. The request is to split off approximately 1 acre of property from parcel code #51-51-712-475-02. This property is south of Ninth Street, west of the railroad tracks, north of 160 Tenth Street and west of the alley behind Vine Street. C&E Enterprises has an offer to sell the building located at that site and a lot split is necessary for the sale.

MOTION by Mike Fatke, seconded by John Serocki that recommendation be made to City Council that Mr. Kiefer's request to split off approximately 1 acre of property from parcel code #51-51-712-475-02 be granted. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Jon Rose introduced Mark Niesen the new Building Inspector. Mr. Niesen will be handling Building Permits, Residential Site Plan Review, Rental Inspections, and other miscellaneous duties. The Planning Commission welcomed Mr. Niesen to the City.

MINUTES:

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the April 1, 1999 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Joe Pienta/31 North L.L.C. - Property Request

Joe Pienta/31 North L.L.C. has sent a request regarding the vacant property the City owns next to the Industrial Park. Jon Rose gave background information on the property. This property is located south of the Industrial Park and although it is not part of the Industrial Park it is zoned I-1.

Mr. Pienta also asked about the possibility of vacating Residential Drive to make this lot larger in size, currently this lot is 66' wide and with the 25' set-backs building on the lot as is would be limited. Mr. Pienta would like to construct a storage building on this property. The building would not be used for mini storage with multiple doors the building would probably just have one or two garage type doors.

Members of the Planning Commission were polled as to their feelings on the project. The poll was as follows: 4 against, 3 in favor.

UNFINISHED BUSINESS:

Sam Glore - Special Use Permit

A Public Hearing was held earlier in the evening for a request for a Special Use Permit from Sam Glore to allow a four unit condominium at 522 Water Street.

MOTION by Ray Fortier, seconded by Mike Farke that the request for a Special Use Permit from Sam Glore to allow a four unit apartment building at 522 Water Street be approved with the following conditions.

1. Contingent on final site plan review meeting all the requirements of the Zoning Ordinance.
2. The project will be subject to Historic Overlay Review Committee approval.

Motion passed with Tony Slawinski abstaining.

Manistee County - Alley Vacation

A Public Hearing was held at the April 1, 1999 Planning Commission in response to a request for an 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. This item was postponed until the May Planning Commission Meeting for review from the City Attorney.

After discussion it was decided to suggest to the County that they apply for a variance to the building set-back from the alley. Mr. Rose will recommend approval of the variance with the stipulation that the County provide a five foot wide raised sidewalk to protect the building from vehicular traffic.

MOTION by Mike Fatke, seconded by Tony Slawinski that the request for an Alley Vacation by Manistee County be denied with a recommendation to the Zoning Board of Appeals to grant the variance to the building set-back from the alley. Motion approved unanimously.

OTHER COMMUNICATIONS:

Terese Hughes and Denise Mikula are trying to get possible dates and times for the Master Plan Workshop in September. Denise asked all members to let her know of any dates that will not work so we can begin coordinating dates and times.

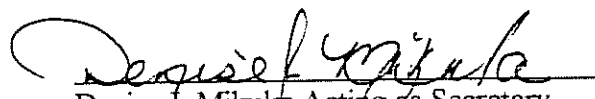
Jeff Mikula gave a brief update of planned construction scheduled for this summer.

ADJOURNMENT:

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

Meeting adjourned at 8:03 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary