

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

JULY 1, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, July 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, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Cyndy Fuller, Bob Hornkohl

OTHERS PRESENT: Lorraine Conway (Mayor), Duane Jones (Lighthouse Landings LLC), John Rozga (Parks Commission), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:04 p.m. by Chairman Roger Yoder.

PUBLIC HEARING:

None

SITE PLAN REVIEW:

City of Manistee/Dr. Reines & Dr. Snyder - Lot Split

The City of Manistee owns the vacant lot (51-51-453-708-08) between 339 River Street and 343 River Street (owned by Dr. Reines & Dr. Snider) on River Street. The plan for this area is to install public restrooms and have a stairway that will allow access to the City Parking Lots on Filer Street. The City will need to acquire 10 feet of property currently owned by Dr. Reines and Dr. Snider (51-51-453-708-06) which will then be combined with (51-51-453-708-08) which is owned by the City of Manistee.

MOTION by John Lakos, seconded by Tony Slawinski that recommendation be made to City Council the request to split the east 10 feet of that part of parcel #51-51-453-708-06 (Dr. Reines & Dr. Snyder) lying south of parcel #51-51-453-708-08 (City of Manistee) and then combine it with parcel #51-51-453-708-08 be granted. Motion passed unanimously.

Lighthouse Landings PUD Modification - Site Plan Review

Changes have been made since the original PUD for the Lighthouse Landings was approved in February 1996. Staff review of the changes indicates that the original plan provided for 34 units on the property with an additional two units shown on neighboring property. The current plan has 36 units on the site.

The original PUD provided for a 10 foot set-back from the adjoining properties. A 10 foot set-back has been maintained. The original PUD showed at least 20 feet between adjoining buildings. The new site plan does not maintain 20 feet on all sides of all buildings but does maintain 20 feet on at least three sides of each building and at least 15 on the fourth. This is similar to the requirements imposed on Harbor Village.

The entry to Landings Boulevard has been moved approximately 80 feet to the north. This has reduced the number of buildings northwest of Lighthouse Way North from five to four.

The addition of the two units to the project increases the density per acre from approximately 4.8 units to acre to approximately 5.1 units per acre. The R-3 Residential District proposes densities of between four and six living units per acre.

Fire Chief Sid Scrimger reviewed the proposed modifications to the PUD for Lighthouse Landings and his review indicates concerns regarding unit #35 & #36. As currently proposed in the plan his recommendation is to delete units #35 & #36. If they wish to keep units #35 & #36 they will need to increase the radius of the cal-de-sac to a minimum of 45 feet (inside the curb).

Duane Jones of Lighthouse Landings stated he was not aware that there was a need to review changes within the PUD.

MOTION by John Serocki, supported by Kristie Harless that the Planning Commission approve the change in Site Plan as shown in the plan dated June 20, 1996 for units #1 thru #28 which have already been constructed as a minor modification. Motion passed with Tony Slawinski abstaining.

MOTION by Ray Fortier, supported by John Serocki that units #29 thru #36 be considered a substantive change and will require a public hearing. Motion passed with Tony Slawinski abstaining.

CITIZEN QUESTIONS AND CONCERNS:

Duane Jones, Lighthouse Landings asked the members of the Planning Commission if they would consider holding a Special Meeting for his request for a Special Use Permit/Planned Unit Development Amendment.

MOTION by John Serocki, supported by Kristie Harless that the Planning Commission schedule a Special Meeting for Thursday, July 22, 1999 at 7:00 p.m. in the Council Chambers. Motion passed unanimously.

MINUTES:

MOTION by John Lakos, seconded by John Serocki, that the minutes of the June 3, 1999 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

At the June 15, 1999 meeting the Zoning Board of Appeals reviewed the number of requests received for increases in accessory structure height. In the past 2 ½ years 25% of the residential requests were for increases in the height for accessory structures. The reasons for the requests varied from need for larger entries to accommodate utility vehicles (Four wheel drive trucks/blazers, vans, boats, etc.), aesthetic reasons (desire to match the roof line of their existing home), and storage space. The Zoning Board of Appeals is asking the Planning Commission to review the Zoning Ordinance to determine if a change if any is necessary.

The Planning Commission discussed options for amending the Zoning Ordinance and requested that Jon Rose draft some language for review by the Historic Overlay Review Committee for increase in accessory structure heights for aesthetic reasons for the August or September Meeting.

John Rozga, Chairman of the Parks Commission presented a proposal on behalf of the Parks Commission. The plan is for the development of soccer fields and a playground on the property the City recently acquired from Sand Products adjacent to Duffy Park. The Parks Commission requests Planning Commission endorsement of this plan.

Mr. Rozga also spoke of a desire to see Charter Protection of this property as well as the property south of Monroe Street.

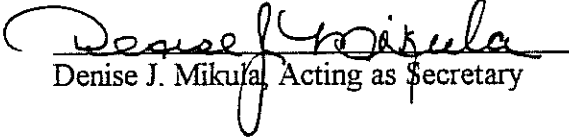
The Planning Commission will place this item on the Agenda at the Special Meeting of July 22, 1999.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by John Serocki the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:20 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary