

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

SEPTEMBER 2, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, September 2, 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, and Tony Slawinski

MEMBERS ABSENT: Bob Hornkohl, John Serocki, and Roger Yoder

OTHERS PRESENT: Ruth Seng, Bob Horvat (Super 8 Motel), Duane Jones (CC&P Development), Edward Houk (322 Lakeshore Drive N.), Jim Ridge (Abonmarche), Jon Rose (Community Development) and Denise Mikula (City Staff)

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

Vice-Chair Kristie Harless noted that Jeff Seng withdrew his request for a Zoning Amendment and Special Use Permit. These two items were tabled at last months meeting.

MOTION by Cyndy Fuller, seconded by Kristie Harless to withdraw their motion regarding Mr. Seng's request for a Zoning Amendment. Motion passed unanimously.

PUBLIC HEARING:

None

SITE PLAN REVIEW:

Ringel Real Estate/Manistee Area Public Schools - Lot Split

Manistee Area Public Schools own the vacant property on Elm Street between Sixth and Seventh Street along with a portion of property on Spruce Street. The School would like to divide this property into four lots. Review of the application shows that all the requirements of the Zoning Ordinance have been met.

Mike Fatke expressed his concern over the property closure of any remaining well located in the abandoned well house located on parcel "B". Jon Rose said that the building and any of the contents within actually belong to the School. Mr. Fatke expressed his concern regarding the possibility of groundwater contamination if the well within the building was not properly plugged. Mr. Rose said that he would notify the school of the concern over properly plugging the well within the building.

MOTION by Ray Fortier, seconded by Tony Slawinski that the request for a lot split from Manistee Area Public Schools be forwarded to City Council for approval. Motion passed with the vote as follows: Aye - Fortier, Fuller, Harless, Lakos, Slawinski Nay - Fatke

CC&P Development - Carport (Shipwatch Phase II)

CC&P Development are completing Phase II of Shipwatch Condominiums and would like to construct an eleven stall carport as part of the project. A site plan review of the proposed carport shows that the requirement of the Zoning Ordinance has been met.

Duane Jones representing CC&P Development said that this proposal is similar to the existing carport from Phase I.

MOTION by John Lakos, seconded by Mike Fatke that the site plan for CC&P Development for an eleven unit carport be approved. Motion passed unanimously.

Seng Crane & Excavating Inc./Dr. Shrink

Seng Crane & Excavating Inc./Dr. Shrink are proposing the construction of a Warehouse located between Main and State Streets south of Sixteenth Street. Review of the project shows that the requirements of the Zoning Ordinance have been met and Motor Freight Transportation and Warehouse is an acceptable use in the I-2 Zoning District.

MOTION by John Lakos, seconded by Mike Fatke that the site plan for Seng Crane & Excavating Inc./Dr. Shrink for a warehouse be approved. Motion passed unanimously.

Robert Horvat/Super 8 Motel

Robert Horvat is the owner of the Super 8 Motel, 220 Arthur Street. Mr. Horvat would like to add a 25 room addition to the motel including additional parking. Site Plan review of the project shows that the requirements of the Zoning Ordinance have been met.

MOTION by Ray Fortier, seconded by Mike Fatke that the site plan review for Robert Horvat/Super 8 Motel for a 25 room addition including parking be approved. Motion passed unanimously.

Jeff Bell - Bell-Co Construction

Mr. Bell owns the building at 32 Filer Street and is adding a wrap around porch which will provide handicap access to the building. A Site Plan Review of the project shows that the requirements of the Zoning Ordinance have been met.

MOTION by John Lakos, seconded by Tony Slawinski that the site plan review for Jeff Bell/Bell-Co Construction to construct a wrap around porch be approved. Motion passed unanimously.

Duffy Park

The City of Manistee has applied for a grant to help fund the development of Duffy Park. This is the area of land which the City purchased from Sands Product. Amenities include an adult size soccer field, a youth soccer field, batting cages, additional parking, restroom facilities, irrigation as well as the existing playground and Shorty Mucha Field. This is the proposed plan that was developed for the application of a grant to assist in the funding of the development of the Park.

MOTION by Ray Fortier, seconded by John Lakos that the Site Plan for North Duffy Park be endorsed and approved by the Planning Commission. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Edward Houk, 322 Lakeshore Drive North expressed his concern of the lack of Bike Paths within the City. Mr. Houk an avid biker enjoys the new bike path by Cherry Street but expressed his concerns over the lack of a bike path which traverses through the City. After speaking with the Police Department he was told that bicycles were allowed on City streets but are not allowed on the sidewalks.

Mike Fatke was a member of the previous Bike Path committee and discussed some of the items that were discussed previously for a bike route through the City. Mr. Fatke also spoke of the possibility of a Rails to Trails on the abandoned railroad tracks that lead from Parkdale to Copemish.

This item will be placed on a Worksession Agenda after the committee meets and more information is obtained. We will also notify the members of the previous committee and see if they would still be interested in working on the committee.

MINUTES:

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the August 5, 1999 Planning Commission Meeting be approved with the addition that the Motion made regarding Lighthouse Landings - Encroachment was approved unanimously. Minutes were approved as corrected.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Reminder that the Master Plan Seminar will be held on Thursday, September 30, 1999 at the Filer Township Hall from 4:00 p.m. till 9:00 p.m. Sign up for the seminar will be needed by September 20, 1999.

Jon Rose said that the bids have been received for the Citizen Survey. If any members of the Planning Commission would like to see additional questions asked we will need to get our list together in the near future.

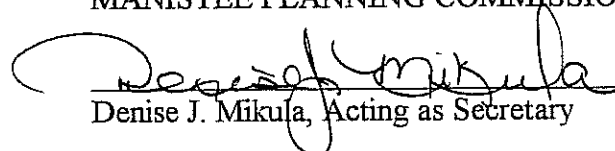
A mailing will be sent out to members regarding each subject.

ADJOURNMENT:

MOTION by Mike Fatke, seconded by John Lakos that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 7:40 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary