

**MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

**MEETING MINUTES**

DECEMBER 2, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, December 2, 1999 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Ray Fortier, Kristie Harless, John Lakos, Phil Picardat, Tim Stefanick, Roger Yoder

**MEMBER LATE:** Bob Hornkohl

**MEMBERS ABSENT:** John Serocki, Tony Slawinski

**OTHERS PRESENT:** Jon Rose (Community Development) and Denise Mikula (City Staff)

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

**PUBLIC HEARING:**

None

**SITE PLAN REVIEW:**

**Ron Ringel/Mr. & Mrs. Schoonover - Lot Split**

A request has been received from Ron Ringel, Ringel Real Estate on behalf of Mr. & Mrs. Schoonover. Mr. & Mrs. Schoonover own parcel #51-51-363-701-15 in the Lakeview Subdivision. They have sold lot 7 to Mr. & Mrs. Joseph O'Neill. Staff review of the request shows that all of the requirements of the Zoning Ordinance have been met.

MOTION by Ray Fortier, seconded by John Lakos that the request to split lot 7 of the Lakeview Subdivision from parcel #51-51-363-701-15 into a separate parcel be forwarded to City Council for approval. Motion was approved.

A late request has been received from Ray Kiefer of Coldwell Banker for a Lot Split and Combination. Since this is the last Planning Commission Meeting for 1999 Mr. Kiefer is requesting that this be added to agenda so that it can be completed for the 2000 tax rolls.

MOTION by John Lakos, seconded by Kristie Harless that the request from Ray Kieffer for a Lot Split & Combination Request be added to the agenda. Motion approved unanimously.

Ray Kiefer/Seng - Skiera & Goda - Lot Split & Combination

Ray Kiefer of Coldwell Banker ALM Realty & Associates Inc. is representing Ruth Seng who owns vacant property on First Street (Parcel #51-51-448-729-15) Filer & Smiths Addition Lots 5, 6 & 7 Block 16.

Mrs. Seng would like to split lot 5 which will be combined with adjoining property owner Kim Goda (260 First Street) parcel #51-51-448-729-08.

Mrs. Seng would then sell the remaining property (Lots 6 & 7) to Dennis Skiera. This request has been reviewed by staff and the requirements of the Zoning Ordinance have been met.

MOTION by Kristie Harless, seconded by John Lakos that the request on behalf of Ruth Seng to split lot 5 (51-51-448-729-15) from Filer & Smiths Addition Block 16 and then combine it with parcel 51-51-448-729-08 owned by Kim Goda be forwarded to City Council for approval. Motion approved unanimously.

CITIZEN QUESTIONS AND CONCERNS:

None.

MINUTES:

MOTION by John Lakos, seconded by Kristie Harless, that the minutes of the November 4, 1999 Planning Commission Meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Election of Officers

Chair:

The meeting was turned over to Jon Rose who asked for nominations for the position of Chair. Ray Fortier nominated Roger Yoder. There were no other nominations.

Nominations were closed. Roger Yoder was elected as Chair unanimously.

The meeting was turned back over to Chairman Yoder.

Vice-Chair:

Roger Yoder asked for nominations for the position of Vice-Chair. Ray Fortier nominated Kristie Harless. There were no other nominations.

Nominations were closed. Kristie Harless was elected as Vice-Chair unanimously.

Secretary:

Roger Yoder asked for nominations for the position of Secretary. Ray Fortier nominated Tim Stefanick. There were no other nominations.

Nominations were closed. Tim Stefanick was elected as Secretary.

Denise Mikula will continue to act as recording secretary on behalf of the Manistee Planning Commission.

**UNFINISHED BUSINESS:**

None

**OTHER COMMUNICATIONS:**

A worksession had been scheduled for December 16, 1999. After discussion Members of the Planning Commission decided to cancel the worksession.

MOTION by Kristie Harless, seconded by Ray Fortier that the worksession for December 16, 1999 be canceled. Motion passed unanimously.

Committee Appointments will be made at the January Meeting. A copy of committees were handed out to members.

**WORK/STUDY SESSION:**

Members of the Planning Commission were mailed a copy of section 2F, 2G, 2H & 2I of the Mater Plan to review.

Review of Section 2F Land Use Suitability:

Discussion on the use of overlays for updating. Sewer is only an issue for the area south of Twelfth Street in the undeveloped properties and for the property by the new High School. The previous plan spoke of the Special Planned Residential area on the Northside. The projection proved true with the development of Harbor Village.

Will need to look at the Manistee Lake Lakeshore currently zoned Industrial. The old turn of the century use for the property was carried through for previous Master Plan. Will look at possible changes, residential, condominium?

Review of Section 2G Community Facilities Needs:

Listing of Public Facilities. Previous concerns over the Fire Department do not seem to be an issue with the additional service provided by Rescue 5. Do we want to continue with the rapid growth from the previous plan. Do we want to focus on the Community - how we want to grow? Where what direction? Population needs?

Review of Section 2H Fiscal Impact Analysis:

The projections from the previous plan are in need of updating. Will use data from the 2000 census. Assessors office will be contacted for SEV information.

Review of Section 2I Goals of Manistee:

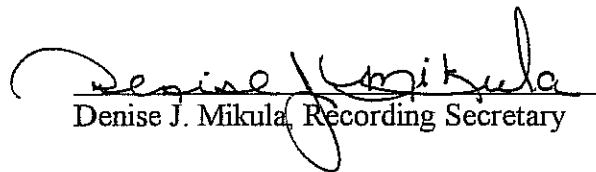
Will need to hold community meetings. Use information received from the Citizen Survey just conducted. Streetscape and signage issues were address in plan and are now being implemented.

**ADJOURNMENT:**

MOTION by Bob Hornkohl, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:27 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Recording Secretary