

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 1, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, June 1, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, Phil Picardat, John Serocki, Tony Slawinski

MEMBERS ABSENT: Roger Yoder

OTHERS PRESENT: Jim Mrozinski (Onkama Marine), Matt Mrozinski, Theodore Bromley (8950 Northwood Hwy, Onkama), Jeff Mikula (Abonmarche) Jim Krauchunas (7655 Clearwater Drive, Traverse City), Kendra Thompson (Kendra Thompson Architect), Pauline & Bryan Meister (552 First Street), Tom Swedenborg (562 First Street), Dale Picardat (521 Pine Street), Marian & Ruth Kras (554 First Street), Ray Nowak (554 First Street), Dave Bos (3475 River Street, Suite 208), John Ball (520 Water Street), Paul Schafley (85 Cedar Street) Donna Larson (550 First Street) and Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:01 p.m. by ~~Chairman Roger Yoder~~ Vice Chair Kristie Harless.

PUBLIC HEARING:

Phil Picardat and Tony Slawinski left their seats to sit in the audience due to a conflict of interest.

Onkama Marine Inc. - Special Use Permit

Onkama Marine is requesting a Special Use Permit for parking to enable the expansion of Cedar Street Marina approximately 330 feet west of Tamarack Street. Parking is to be provided on the parcel lying North of Water Street between Cedar Street and Tamarack Street. The proposed 32 parking spaces would adequately address the zoning requirements for .75 spaces per boat slip. While a Special Use Permit is required for marina uses in the C-4A Zoning District, the Planning Commission must also make recommendation to City Council regarding expansion of the Marina into the residential district to the West.

An additional handout was supplied by Onkama Marine. Copies were given to Planning Commission Members.

Jim Mrozinski, Onekama Marine Inc. presented his request by speaking about the revenue base creating local jobs and tax base, the benefits to merchants, shops and restaurants. A topography study found the residential area above the south 30 feet above the river and feels the owners in the area will not see or hear the proposed project and would bring no significant changes or loss of enjoyment to the land owners. He also noted the residents directly south of the proposed docks are not adjacent to the riverfront. Onekama Marine understands that Marion Kras and Pauline & Bryan Meister has a boat docked in the area they wish to lease. Onekama Marine will lease them the same location for either the City lease rate or their maria rate whichever is lower and feels that by building the docks to the standards used by Onekama Marine would be an advantage to them and they would also benefit by not having to maintain the docks. Parking will be contained within the Cedar Street Marina facility with an "ADA" area. Docks will be attractive with restroom and shower facilities already in place the maximum distance from the new boat slips to these facilities would be 325 feet. The additional docks will not present a traffic problem since the parking will be at the existing Cedar Street marina. Onekama Marine feels that with the City doing a study on an additional Municipal Marina Facility to the west, it is obvious to them that the City and County believe more boat docks are needed along the Riverfront and these docks are "Good Business". They are turning customers away at this time and feel there will be more demand for dockage as times passes. They will be making an investment of well over ½ million dollars. Mr. Mrozinski asked for the support of the Planning Commission.

Marian Kras, 554 First Street currently has a lease with the City and has two boats and asked how that would work with Onekama Marine's proposed lease. Jim Mrozinski said that he would be given one slip for the large boat and they would locate the second boat somewhere else. Mr. Kras asked if Onekama Marine would cover the cost of removing his existing dock if the proposed expansion went through. Mr. Mrozinski said that they would pull the old docks out.

Tom Swedenborg, 562 First Street said that he took exception to the no noise to neighboring residences. That a significant amount of noise can be heard by the homeowners and asked about any curfew that the marina has. The Riverwalk closes at 10:00 p.m. and he remembers noise by boaters after that time. Would like to know if they will be renting to private boaters or charters. Expressed concerns about the early and later hours used by charter boaters. He wanted to know if there would be anyway to restrict the noise by requiring signage and specifying no charter boats.

Jim Krauchunas, 7655 Clearwater Drive, Traverse City, Michigan said that he bought a boat from Onekama Marine because of the service and quality of his business. He said that everything Mr. Mrozinski has said has been fairly accurate and recommends putting the lease through. He said that this would be a benefit to the merchants as well.

Ray Nowak, 556 First Street said that people go down the Riverwalk to see the river not have their view blocked by boats. He said that he has experienced loud music at night and feels it would only get worse with an expansion of the marina. He wants the area behind the residences to stay residential and does not support the lease to Onekama Marine.

Dave Boss said that he lives in Onekama and has been all over the state at different marinas and said that Onekama Marine is family oriented and has a very attractive facility in Onekama. He expressed his support

of the proposal. He has seen improvements all over Manistee and said the need for this facility is apparent. He encourages the approval of the Planning Commission.

Mr. Kras said he did not feel that an outsider should speak on this subject that just the residences should speak. He asked Mr. Mrozinski how many docks would be constructed. Mr. Mrozinski said that 20 docks would be constructed and that their business is family oriented.

Mr. Kras asked why the City did not notify the residents about the Net Shed that is being constructed. He said that he found out when he was asked if they could use his electricity.

Dale Picardat, 521 Pine Street said that he was a former City employee and has concerns. He said that he has known Jim Mrozinski for 25 years and he runs a good organization at Onekama. He feels that the Planning Commission should take into consideration that a lease of 30 feet with one slip with the potential of up to two boats is different than one slip. His largest concern is fish cleaning with the planed expansion and how it will be handled. He said that the plan developed a little parking for citizens for Barrier Free Access. The proposed expansion will cause more traffic noise and asked about trailers and boat trailers on site. He said that he heard that there were plans to develop a condo and will that take up the required parking? He said that he would like to see the preservation of the riverwalk and the natural habitat for the fish and animals that live in the area.

Mr. Mrozinski asked Mr. Picardat if he had ever smelt fish on the riverwalk. Dale said no. Mr. Mrozinski said that a fish cleaning station is located on the east end of his facility and the heads and entrails are frozen and removed every two weeks. If there develops a need for an addition fish cleaning station at the west end one will be constructed.

Phil Picardat, 546 First Street said that he is currently renovating his house and his boat is currently located in Stronach. He want to know if he would get the same rates as the other leases? Mr. Mrozinski said yes he would. Mr. Picardat expressed his concerns that doubling the amount of traffic would double the noise. He asked if any dredging will be done? Mr. Mrozinski said no that the docks will be 40 feet and dredging would not be necessary.

Vice Chair Kristie Harless read a copy of a letter from Kevin Hughes, President of the Manistee County Sportfishing Association in support of the proposed expansion.

Bob Hornkohl asked if there would positively be no Charter Boats at the facility. Jim Mrozinski said that there would be no charter boats. Bob asked how the current leases for upland property owners were written. Mr. Rose said that the lease is written for 30 feet of property with the ability to build one dock and no more than two boats. Bob asked about camping in the lot and trailers. Mr Rose said that the no camping is allowed and the boat trailers must be removed.

Bob Hornkohl asked about the proposed lighting. Mr. Mrozinski said that the will be providing electrical hookups with 75 watt lighting that is directed down. He said it will not effect the residents.

Bob Hornkohl asked about future plans for developing condominiums. Mr. Mrozinski said that there is nothing on paper.

Bob Hornkohl asked about any proposed parking behind the Picardat and Larson residences. Mr Rose said any proposed plans would need to come back to the Planning Commission as would any proposed street vacations.

John Serocki asked if the proposed parking lot extends into the City Street or located in the right-of-way. Jeff Mikula, Abonmarche said that the parking is all located within the property owned by Mr. Mrozinski.

Marion Kras asked if the rumors about condominiums would include the Rengo Tire and Army Surplus property? Mr. Mrozinski said that any proposed condominiums would be on site. Parking could be under buildings with more parking to the east. Plans would include removal of the existing building.

Mr. Nowak asked if zoning would be changed for their property? Kristie Harless said that the current request is for a Special Use Permit not a Zoning Change.

Phil Picardat asked if the parking lot would be paved. Mr. Mrozinski said that he did not know if the lot would be paved at this time. Mr. Picardat expressed concerns about parking outside of the lot without lines.

Mr. Nowak asked how many docks will be built. Mr. Mrozinski said he did not know at this time it could be 10 or 11 docks it depends on the span between docks.

Bob Hornkohl asked how many property owners were notified. Mr. Rose said that the Special Use Permit request was for the parking area. Everyone within 300 feet of the property between Cedar and Tamarack street were notified by mail. The five property owners west of Tamarack Street received written notice by mail. An ad was also placed in the local newspaper.

Bob Hornkohl asked what the City's position was on leasing riverfront property. Mr. Rose said that upland property owners are first. He said that he cannot think of anywhere else this situation occurs. He said that the city does not solicit the leasing of riverfront property.

Donna Larsen, 550 First Street said that she sat in on the original plans for the Riverwalk and they originally planned to develop a parking lot directly behind her house. Those plans were thrown out. Since the Riverwalk has been built neighbors have had their homes broken into. They plan to put in their own boat dock now that her husband has retired. She expressed her concerns over losing the natural area and the impact on the wildlife. Noise was a problem last year and had even been waken during the night due to the noise. She does not feel that the marina expansion is a good idea. She said that she would lose a second boat slip if the marina were developed and would lose the opportunity to split the cost of a lease with a friend who may want to use their second boat slip. This would be a dramatic change to their neighborhood and does not feel a curfew will work since the current one does not. Lighting that portion of the riverwalk would also encourage its use after curfew.

Marion Kras asked if the lease would transfer to the new property owner if he were to sell his home. Mr. Kras said that the lease is a selling point for resale.

There being no further discussion the Public Hearing closed at 8:03 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

MOTION by John Lakos, seconded by John Serocki, that the minutes of the May 4, 2000 Planning Commission Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Onekama Marine Inc. - Special Use Permit

A Public Hearing was held earlier regarding Onekama Marine's request for a Special Use Permit for parking to enable the expansion of Cedar Street Marina approximately 330 feet west of Tamarack Street.

Jon Rose reviewed the Parking Standards which Section 1054 Vehicular Parking Space, Access and Lighting E. reads as follows:

Parking for all Commercial establishments shall be paved with concrete or bituminous material with approved curbing and painted parking lines.

Bob Hornkohl asked about pump out services. Mr. Mrozinski said that the state allows use of a competitor. His plan is to talk to the City about providing service at the City Marina. Currently they use either Shipwatch or the City Marina.

MOTION by Ray Fortier, seconded by John Lakos that the request from Onekama Marine for a Special Use Permit for parking be granted with the condition that the parking area be paved with concrete or bituminous material with approved curbing and painted parking lines. Motion passed unanimously.

Discussion about recommendation to City Council to lease Onekama Marine 330 feet to the west of the Cedar Street Marine for expansion.

MOTION by Ray Fortier, seconded by John Serocki that the Planning Commission recommend to City Council the lease of 330 feet of property to Onekama Marine for marina expansion. The recommendation was made with the condition that the concerns expressed by the neighboring residents be addressed by City Council.

Motion passed with voting as follows:

Yes	-	Ray Fortier, Kristie Harless, John Lakos and John Serocki
No	-	Bob Hornkohl

Phil Picardat and Tony Slawinski returned to their seats on the Planning Commission.

Manistee County Transportation, Dial-A-Ride - Site Plan Review.

A request has been received from Manistee County Transportation for the new bus garage to be located on the corner of Washington Street and Memorial Drive. Site Plan Review of the proposed structure shows that the requirements of the Zoning Ordinance have been met if the parcels are combined.

Kendra Thompson showed the proposed plans to the Planning Commission. Funding for the project has been received from a grant from MDOT and \$25,000 has been contributed by the Downtown Development Authority. The proposed garage was designed angular in shape with a Victorian theme. They are not required to have Historic Overlay Review but will present the plan to the committee as a courtesy.

MOTION by Bob Hornkohl, seconded by John Serocki that the Site Plan for the Manistee County Transportation, Dial-A-Ride for the construction of a new bus garage at the corner of Washington Street and Memorial Drive be approved if the parcels are combined. Motion passed unanimously.

OTHER COMMUNICATIONS:

Jon Rose said that the fountain for the streetscape project was delivered this morning. The top is currently in the Community Development Office if anyone wants to look at it.

Discussed that there currently is no language in the Zoning Ordinance allowing the United States Coast Guard to be located within the Civic Center District. A Public Hearing will be held at the July Planning Commission Meeting to allow the United States Coast Guard as a permitted use in the Civic Center District. A copy of the proposed amendment was handed out to the members for review.

Discussion was held regarding the bus tour taken at the May Worksession. Consensus from the members is that it should become an annual event.

MOTION by John Serocki, seconded by John Lakos that an annual bus tour be scheduled during a Planning Commission Worksession on an annual basis in the future. Motion passed unanimously.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:53 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikuta, Recording Secretary

