

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 6, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, July 6, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Kristie Harless, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBER LATE: Phil Picardat

MEMBERS ABSENT: Bob Hornkohl

OTHERS PRESENT: Polly & Bryan Meister (552 First Street), Dale Picardat (521 Pine Street), Tom Swedenborg (562 First Street), Marion Kras (554 First Street), Mike Kamaloski (A&A Marine), Dave Kamaloski (A&A Marine), R. Ben Bifoss (City Manager), Jon Rose (Community Development) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

Zoning Amendment, Civic Center District - United States Coast Guard Station.

The Coast Guard Station is located in the Civic Center District. Plans are to expand the services of the Manistee Station including locating a 48' boat. These changes would make the Manistee Station a year-round fully staffed station and would require a larger facility.

Jon Rose said that a review of the Zoning Ordinance shows that the U.S. Coast Guard Station is not covered under the SIC Code or permitted by our Zoning Ordinance. The proposed amendment would correct this oversight.

No comments from the citizens in attendance.

There being no further discussion the Public Hearing closed at 7:06 p.m.

CITIZEN QUESTIONS AND CONCERNS:

Polly Meister, 552 First Street handed out a petition and private letter from both herself and her husband Bryan expressing opposition to the proposed marina expansion. Ms. Meister said that they did not realize that the Public Hearing of June 1, 2000 was the time for them to express their concerns. She also asked if the minutes could be changed to reflect their concerns.

Chairman Yoder said that the minutes from June 1, 2000 are a record of the discussion of what was said at that meeting and cannot be changed to reflect concerns that are brought up after the meeting. Mr. Yoder said that the petition and letter will be forwarded to City Council. The neighbors can go to the Council Meeting on July 18th to express their concerns to City Council.

Dale Picardat, 521 Pine Street handed out a letter that he would like to go to City Council also. He will be out of town on the 18th and will be unable to attend the meeting.

Tom Swedenborg, 562 First Street felt the minutes were inadequate and did not reflect how the neighbors felt. Mr. Swedenborg said the neighbors were afraid to say anything.

Marian Kras, 554 First Street felt the minutes did not reflect how the neighbors felt. Mr. Kras said that everyone in the neighborhood is opposed to the expansion and did not realize the approval would happen so fast.

Roger Yoder asked Jon Rose how the notification is handled. Mr. Rose said that all of the neighbors within 300 feet of the proposed parking area were notified by mail. By law the notices need to be mailed between 5 and 15 days prior to the meeting. Notification is also placed in the newspaper.

Polly Meister said that three of the neighbors are in frail health and were unable to attend but wanted to be on record to oppose the expansion.

Chairman Yoder said that the neighbors are welcome to attend the Council Meeting to express their concerns and the letters that have been received will be forwarded to City Council.

APPROVAL OF MINUTES:

MOTION by John Serocki, seconded by John Lakos, that the minutes of the June 1, 2000 Planning Commission Meeting be approved with the correction that the meeting was opened by Vice-Chair Kristie Harless.

Motion approved unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

A late request has been received from Connie Slade who would like to request a lot split. Chairman Yoder asked if any member of the Planning Commission would like to make a motion to amend the agenda to add a request for a request for a Lot Split from Connie Slade.

MOTION by Kristie Harless, seconded by John Lakos that the agenda be amended to add a request from Connie Slade for a Lot Split. Motion passed unanimously.

Zoning Amendment. Civic Center District - United States Coast Guard Station.

A Public Hearing was held earlier regarding a proposed Zoning Amendment to the Civic Center District which would allow the U.S. Coast Guard Station as a Permitted Use.

MOTION by Kristie Harless, seconded by John Lakos that the proposed Zoning Amendment to allow the U.S. Coast Guard Station as a Permitted Use in the Civic Center District be forwarded to City Council. Motion passed unanimously.

Lot Split - Manistee Area Public Schools & Delores Spencer.

Manistee Area Public Schools has purchased the south 33 feet of parcel #51-51-311-375-09 from Delores Spencer to provide right-of-way for a Twelfth Street extension.

John Serocki asked for clarification of the area that will be split. Jon Rose said that the south 33 feet of the parcel will be split which will currently connects the east and west parcel. This will create two parcels for Ms. Spencer.

MOTION by Ray Fortier, seconded by John Lakos to approve the lot split request from Delores Spencer to the Manistee Area Public School to provide right-of-way for Twelfth Street extension. Motion passed unanimously.

A&A Marine - Site Plan Review.

A&A Marine came to the Planning Commission on May 22, 1997 for a site plan review for their buildings at the corner of Third and Sibben Street. The Planning Commission approved a 30' x 40' addition to the building used by A&A Marine. A condition of the site plan approval was that they would need to come back for additional site plan approval when they intended to rent or lease the vacant office building located on their property. A&A Marine now have the opportunity to rent the vacant building and need approval by the Planning Commission. Site Plan review of the property shows that the parking requirements have been met as well as the zoning requirements.

Mike and Dave Kamaloski said that they have the opportunity to rent the building to PJ's Re-Readables. The retail portion of the building was used to determine the number of parking spaces necessary. Jon Rose said that the retail use of the building is a continuation of an existing use. A change of use would require a public hearing.

MOTION by John Serocki, seconded by Tony Slawinski that the Site Plan for A&A Marine be approved to allow use of the vacant building. Motion passed unanimously.

Connie Slade - Lot Split

A request has been received from Connie Slade who would like to split parcel #51-51-211-100-02, 86 Washington Street into two parcels as shown on the attached survey. Jon Rose said that review of the request shows that the requirements of the Zoning Ordinance have been met.

The issue of parking was addressed by Jon Rose who said that there is no parking requirements in the C-4 Zoning District. John Serocki also noted that any proposed development of the property would need to come before the Historic Overlay Review Committee since the property is in the Historic District.

MOTION by Kristie Harless, seconded by John Lakos that the request from Connie Slade to split parcel #51-51-211-100-02, 86 Washington Street into two parcels as shown on the attached survey be forwarded to City Council for approval. Motion passed unanimously.

OTHER COMMUNICATIONS:

Jon Rose discussed a Site Plan for a development in the Charter Township of Filer by Joe Hollander. The property is off Care Center Drive and Maywood. The entrance to the development and some of the parking will be located on City Property. The remaining parking and the buildings will be built on property in the Charter Township of Filer. This is a unique situation but will need to come before the Planning Commission for site plan approval. Once final plans are received it will be placed on an agenda.

Ben Bifoss said that a committee has been formed with representatives from the City of Manistee and Charter Filer Township to discuss sewer extension into Filer. As recommended by the joint Planning Commissions the discussion considered a different policy for established residential neighborhoods. The Committee has divided the discussion into three parts as follows:

1. What will the Rules be. This will be determined by the Committee.
2. What the geographical boundaries will be. To be determined by the Planning Commissions (City of Manistee and Charter Township of Filer).
3. Engineering Cost Estimates. To be determined later.

Ben asked the Planning Commission to schedule a meeting with Charter Filer Township to begin discussion on what areas should be treated as established residential neighborhoods.


The Planning Commission set July 20, 2000 as the meeting date. Jon Rose will contact Filer to confirm the date.

ADJOURNMENT:

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

Meeting adjourned at 7:50 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

- I have been a homeowner for 15 yrs on 1st Street.

- Paid taxes, paid for my home.

- One been broken into twice since the river water has been in, during the daylight hrs

- Once when I was home, in the shower.

- Mr Kras' boat has been vandalized twice

- We've had our picture windows shot ~~at~~ ^{with BB guns} on 1st St. Many of us.

- We have people in our back yards "Curious" come up our stairways.

- 3 out of ^{our} 4 gates have been stolen.

- all the "No trespassing" signs, "private Keep out" signs stolen. We put in Metal signs with screws into the stairs - stolen, screws & all.

- One had drunks stop at our house & sit on the porch. Coming from the beer tents, harass my dogs thru the window.

- You say you want to add something to the community & we will give you a boat slip, for a price.

- There are plenty of places to rent a boat slip

for money making, not behind
residential homes.

- What about the people who live
in this community, who pay
their taxes.
- Do we have no rights
- No right to privacy, safety
or does business come first.
- Don't you go think about this
as a citizen of this community.
- Is money making for the city
more important than a handful
of residents who live here & pay taxes
- I am, and my husband are against
any kind of marina ^{expansion} behind our
home.

Sincerely
Ms & Mrs Bryan
Meister

6-8-2000

We the upland Property owners and adjacent property owners to the Riverwalk in Maristee are against any marina expansion by Onseema Marine behind our homes. We feel this is an invasion of our privacy, a detriment to the natural environment along the river and a commercial business does not belong behind homes in a residential area.

We do wish to retain the right to each be allowed to lease 30ft of frontage from the City of Maristee for 2 boat slips (1 dock) for our use as already has been agreed upon, with the City of Maristee.

Sincerely:

Bryan & Pauline Meister 552 1st St.

~~John & Michelle P... 546 1st St.~~

Ray N... 556 1st

... 551-1st

Helen Chvala 566 First St

Mrs and Mrs Marino Kras 571 First Street
(Phone permission given to me by Mrs
Kras & Mrs Kras on 6-8-2000
(248-623 7528) - Pauline Mustier.

Tom Sundry 562 1st St, Manistee

Sharon Sundry 562 1st St. MANISTEE

Lloyd Sundry 560 1st St, Manistee

DOUGLAS FLARTY - 558 FIRST ST
LINDA FLARTY

Harold Robinson 564 First St,

Sylvia Robinson 564 - 1st St.

6 July 2000

To: Mayor Conway and City Council Members

Subject: Marina Expansion by Onekama Marine

On 19 March 1991 the City Council approved a grant application to the Michigan Natural Resources Trust Fund for \$375,000 to develop a boardwalk site west of the City Marina to Lake Michigan. This site was identified to provide the public "access to the natural river shoreline, which will allow for fishing and observation of wildlife along the river."

We had three commercial marinas projected in the grant area east of Tamarack Street and none west of Tamarack Street. In the 1300 feet west of Tamarack Street, the architect, M. C. Smith, changed the design of the boardwalk so the visitors could better observe the fish and wildlife. By extending the boardwalk over the water, M, C. Smith gave the feeling of being on the river to better accommodate the natural theme for this area.

Onekama Marine has requested a commercial expansion to take away 300 feet or more from our nature walk area west of Tamarack. For this the City would get about \$6000 plus per year. Is this really worth the citizen's loss?

In 1991 "through the leadership of the City Council- the Master Plan, City Goals and Objectives, City Public Survey and the Parks and Recreation all identified the boardwalk as high priority in improving the quality of live in Manistee."

Now nine years later and into the new century, it appears that for a small amount of money the City Council goals are changing. I hope not! We look to your leadership as long lasting with a positive impact to the future.

I hope for these reasons you will reconsider and not support a commercial expansion in our park area.

Dale Picardat