

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

NOVEMBER 2, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, November 2, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Paul Adamski (A Storage Inn), Jeff Mikula (Abonmarche) Joe Hollander (Horizon Pointe), Jon Rose (Community Development) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

None

CITIZEN QUESTIONS AND CONCERNS:

Amend Agenda

Paul Adamski is the owner of A Storage Inn, 74 Arthur Street. Mr. Adamski is asking the Planning Commission to modify the agenda to include a Site Plan Review to add an additional storage building to his facility. Rich Robinson is the owner of Great Lakes Auto Glass, 719 Kosciusko Street. Mr. Robinson is asking the Planning Commission to modify the agenda to include a Site Plan Review to add an addition to the existing structure.

MOTION by Kristie Harless, seconded by Tony Slawinski that the request from Paul Adamski and Rich Robinson to amend the agenda to add two Site Plan Reviews be approved. Motion passed unanimously.

APPROVAL OF MINUTES:

October 5, 2000 - Planning Commission Meeting Minutes

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the October 5, 2000 Planning Commission Meeting be approved. Motion approved unanimously.

October 12, 2000 - Site Plan Review Sub-Committee Meeting Minutes

MOTION by John Serocki, seconded by John Lakos, that the minutes of the October 12, 2000 Site Plan Review Sub-Committee Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Manistee Area Public Schools / John & Jean Soltes - Parcel Split

Manistee Area Public Schools has purchased the south 33 feet of parcel 51-51-311-475-09 from John & Jean Soltes. This property will be used for Twelfth Street right-of-way.

Mr. Soltes was unable to attend the meeting because he was out of town. A letter from Mr. Soltes was read. Mr. Soltes expressed concerns about how the parcel would be zoned, barriers and buffer zones, would a public hearing be necessary, would a special use permit be needed? The Planning Commission will invite Mr. Soltes to attend the December meeting to discuss his concerns.

MOTION by John Serocki, seconded by Bob Hornkohl that the request from Manistee Area Public Schools / John and Jean Soltes to split the south 33 feet of parcel 51-51-311-475-09 for Twelfth Street right-of-way be forwarded to City Council. Motion passed unanimously.

Hollander Development Corporation - Site Plan Review

A request for Site Plan Review has been received from Hollander Development Corporation. Hollander Development Corporation is developing a new 49 unit apartment community for senior citizens south of Care Center Drive and west of Maywood. The buildings will be located in the Charter Township of Filer and will require approval from Filer Township.

Joe Hollander entered the meeting.

Mr. Hollander distributed a new Site Plan at the meeting which was reviewed by the Planning Commission. The new Site Plan shows that the parking has been moved into Filer Township and the only items that the Planning Commission needs to review are the curb cuts and driveways. The new Site Plan Submitted is labeled as Sheet C-2, Site Grading Plan (most recent revision date 10/31/00).

MOTION by Ray Fortier, seconded by Bob Hornkohl that the request from Hollander Development Corporation to allow curb cuts and driveways that serve the proposed senior housing development located in the Charter Township of Filer be approved. Motion passed unanimously.

Paul Adamski - A Storage Inn

Mr. Adamski is the owner of A Storage Inn located at 74 Arthur Street. Mr. Adamski would like to construct a 30' x 120' storage building to his existing facility. The building will be identical to two existing buildings and house 24 units. No power, utilities or water will be installed to the facility.

Jon Rose said that A Storage Inn is a Special Use under Section 1612. Mini-Self Storage Facility Special Use Standards of the City of Manistee Zoning Ordinance. A Site Plan Review of the project shows that the requirements of the Zoning Ordinance have been met. The Planning Commission will need to determine if construction of the building would be considered a minor non-substantive change or if construction would require an amendment to the Special Use Permit and a public hearing.

MOTION by Kristie Harless, seconded by John Lakos that the request from Mr. Adamski to construct an additional storage building be considered a minor non-substantive change that would not require an amendment to the Special Use Permit.

Motion passed with voting as follows:

Yes	-	Davis, Fortier, Harless, Hornkohl, Lakos, Picardat, Slawinski, Yoder
No	-	Serocki

MOTION by Ray Fortier, seconded by Phil Picardat that the Site Plan for Paul Adamski, A Storage Inn for the construction of a 30' x 120' building be approved.

Motion passed with voting as follows:

Yes	-	Davis, Fortier, Harless, Hornkohl, Lakos, Picardat, Slawinski, Yoder
No	-	Serocki

Rich Robinson. Great Lakes Auto Glass

Mr. Robinson has requested a Site Plan Review for the construction of an addition on the east side of the existing structure. Currently there is a one-story brick addition that would be removed to construct a 27' x

30' addition. Site Plan Review of the proposed addition shows that the requirements of the Zoning Ordinance have been met.

MOTION by John Serocki, seconded by Tony Slawinski that the Site Plan Review from Rich Robinson, Great Lakes Auto Glass to construct a 27' x 30' addition on the east side of the existing building be approved. Motion passed unanimously.

OTHER COMMUNICATIONS:

Jon Rose reported that the fountain foundation will go in next week. The new public restroom is scheduled to open on November 13th.

Roger Yoder read a letter from Vanessa Buhs asking for a letter of support from the Planning Commission for the Neighborhood Preservation Program MSHDA Grant that is being applied for.

MOTION by Ray Fortier, seconded by Kristie Harless that a letter of support be prepared and sent to Ms. Buhs supporting the Neighborhood Preservation Program MSHDA Grant. Motion passed unanimously.

Tony Slawinski asked the members for a 150 day leave of absence. The members granted Tony his leave and will see him at the May 2001 Meeting.

WORKSESSION:


Items that will be on the November 16, 2000 Worksession Agenda will include; Zoning for the new School Property and Master Plan.

ADJOURNMENT:

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

Meeting adjourned at 8:12 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary