

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

JANUARY 4, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, January 4, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

MEMBER LATE: John Serocki

MEMBERS ABSENT: Tony Slawinski

OTHERS PRESENT: Richard Mack (Mayor), Jan Gavilinski (City Council), Kathy Fenstermacher (City Council), Greg Ferguson (207 St. Mary's Parkway), Brad Williams (246 Hughes Street), Linda Anderson (Wade Trim), Kevin Lawrence (Wade Trim), Jerry Adams (Langworthy Strader LeBlanc), Greg Flisram (Langworthy Strader LeBlanc), Jeff Mikula (Abonmarche), Jon R. Rose (Community Development), and Denise Mikula (City Staff)

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

PUBLIC HEARING:

None

MASTER PLAN PROPOSALS:

Wade Trim

Linda Anderson, Senior Planner for Wade Trim presented the proposal for updating the City of Manistee Master Plan. Ms. Anderson, Kevin Lawrence and Allan Parson would be working on the update. Ms. Anderson would lead the team and oversee Mr. Lawrence & Mr. Parson. Wade Trim has over 400 employees and are a multi disciplinary firm. Ms. Anderson would review all of the elements of the Plan and check for clarity. They would use the recent citizen survey and attempt to reach as many people in the community as they can through public meetings. Ms. Anderson explained the steps to update a Master Plan.

Langworthy Strader La Blanc

Jerry Adams and Greg Flisram from LSL (Langworthy Strader LeBlanc) presented a proposal for updating the City of Manistee Master Plan. LSL specializes in Planning and have 18 planners on staff. They have 150 - 175 clients. They would use a 4-5 planners on the team with Mr. Adams and Mr. Flisram as the main contacts. They have a planner who specializes in Historic Planning and will assist with portions of the plan. They would work on a 10 year plan. LSL will include the local youth in the public participation.

CITIZEN QUESTIONS AND CONCERNS:

Greg Ferguson, 207 St. Mary's Parkway express his concerns about the proposals. Kathy Fenstermacher, City Council commended the Planning Commission on the work they have done. Ms. Fenstermacher would like to see the Master Plan updated to include Manistee's uniqueness and expressed her concerns about the proposals.

APPROVAL OF MINUTES:

MOTION by Kristie Harless, seconded by Ray Fortier, that the minutes of the December 27, 2000 Planning Commission Meeting be approved. Motion passed unanimously.

AMEND AGENDA:

MOTION by John Serocki, seconded by Phil Picardat to amend the agenda by moving the Selection of Firm for updating the Master Plan to the next item on the agenda followed by Committee Appointments. Motion passed unanimously.

NEW BUSINESS:

Selection of Firm for updating the Master Plan

Presentations were made earlier in the evening by Wade Trim and Langworthy Strader LaBlanc for updating the Master Plan. Members of the Planning Commission discussed the presentations.

Motion by Ray Fortier, seconded by Phil Picardat that the Planning Commission recommend to City Council the selection of LSL (Lanworthy Strader LaBlanc) for updating the City of Manistee Master Plan. Motion passed 7 - 0 after a voice vote.

Committee Appointments

Chairman Yoder made the following Committee Appointments:

Bike Trails:

Citizen Committee:

Phil Picardat, Roger Yoder & Jeff Mikula (Abonmarche)

Historic Overlay/Site Plan
Review Committee:

John Lakos, Phil Picardat, John Serocki
Roger Yoder (Alternate)

Joint City Ordinance Review
Committee:

Executive Committee:

Ray Fortier, John Serocki, and Roger Yoder

Zoning Board of Appeals:

John Serocki

UNFINISHED BUSINESS:

Review of By-Laws

The Planning Commission reviews their By-Laws annually.

Jon Rose recommended the following changes to the By-Laws:

- 4.2 Ad Hoc Committees: The Planning Commission or Chairman of the Planning Commission may establish and appoint ad hoc committees for special purposes or issues, as deemed necessary. No more than four members of the Planning Commission may serve on an ad hoc committee at any given time.

Committee appointments shall be made at the first regular meeting held in January of each year or at the time the committee is formed. Committees requiring appointments may include, but are not limited to: ~~Site Plan /Historic Overlay District Review Committee, Joint Planning Commission/City Council Review Committee, Ordinance Committee, Zoning Board of Appeals, Manistee County Plat Review Board, DDA Liaison.~~ **Historic Overlay/Site Plan Review Committee, Joint City Ordinance Review Committee, and Zoning Board of Appeals.**

AND

Section 10.0 Site Plan Review and ~~Lot~~ Parcel Split and Combination Review Policy:

AND

- 10.3 Plans for ~~Lot~~ Parcel Splits and Combinations shall be reviewed, as required in Section 151.07(E) of the Manistee City Subdivision Ordinance, in the following manner:

Plans for the proposed ~~lot~~ parcel split or combination shall be forwarded by the Zoning Administrator to the Site Plan Review Committee ~~or the Planning Commission at a meeting of the committee, for their review.~~ The committee shall review the plan shall be reviewed to see that each resulting parcel meets each and every requirement of the City of Manistee Zoning Ordinance for the land use district in which the parcels are located.

~~After reviewing the plan the~~ If reviewed by the Site Plan Review Committee the Committee is authorized to either:

- A. Submit recommendations on the plan to the Manistee City Council on behalf of the Planning Commission, or
- B. Refer the plan to the full Planning Commission for review and recommendation.

As provided in Section ~~151.07(E)~~ 1242.f.2 of the Manistee City Code of Ordinances, ~~Subdivision Ordinance~~ recommendations of the Site Plan Review Committee and/or of the Planning Commission can be made with or without a public hearing

MOTION by Kristie Harless, seconded by John Serocki that the City of Manistee Planning Commission By-Laws be amended to include the above mentioned changes to Section 4.2, Section 10.0 and Section 10.3. Motion passed unanimously.

OTHER COMMUNICATIONS:

None

WORKSESSION:

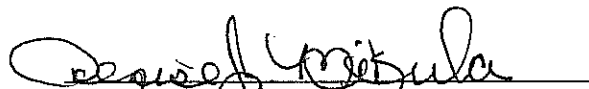
MOTION by John Serocki, seconded by Phil Picardat that the worksession scheduled for Thursday, January 18, 2002 be rescheduled for 7:00 p.m. Thursday, January 25, 2000. Motion passed unanimously.

ADJOURNMENT:

MOTION by Kristie Harless, seconded by Phil Picardat that the special meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 9:17 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

