

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

MARCH 1, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, March 1, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, John Lakos, Phil Picardat and Roger Yoder

MEMBER LATE: Greg Ferguson and Brad Williams

MEMBERS ABSENT: Bob Davis, John Serocki, and Tony Slawinski

OTHERS PRESENT: Joe Hollander (Hollander Development), Dick Peacock (Peacock Designs Inc.) Kristie Harless, Michelle McQuiston (Americorp Volunteer), and Denise Mikula (City Staff)

Meeting was open at 7:06 p.m. by Chairman Roger Yoder.

PUBLIC HEARING:

None

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, February 1, 2001

MOTION by John Lakos, seconded by Phil Picardat that the minutes of the February 1, 2001 Planning Commission be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Reitz Park Apartments, Hollander Development - Site Plan Review.

Hollander Development Corporation has submitted a request for Site Plan Review to construct a 48 unit apartment development on Parcel #51-51-713-175-02 (Main Street and Park Avenue). This development would consist of four buildings with 12 units in each building. The buildings would be two stories in height and an office would be located in building #1. A site plan review of the project shows that the requirements of the zoning ordinance have been met.

A copy of the proposed development was given to Police Chief David Bachman and Fire Chief Sid Scrimger. Chief Bachman said he did not see any items of concern for the Police Department. Fire Chief Scrimger is out on sick leave and will review the project when he returns.

Joe Hollander and Dick Peacock discussed the project with the Planning Commission. The site consists of 4+ acres and the units will be constructed as thru units (run from the back to front of the building). The end units will have their own entry. The middle units will share a common entry. An artists rendition of the site was shown with the facade of the building being constructed out of vinyl siding with some brick/masonry work. The site plan includes a six space car port and they may add an additional car port. Parking ratio is more than 2-1. This development is intended for families with the units consisting of either two or three bedrooms.

In response to a question about rent costs Mr. Hollander passed out a sheet that reflects the rent for units. This is based on a study that Mr. Hollander had done. Roger Yoder asked Mr. Hollander about using local contractors. Mr. Hollander said that his other project located in Filer Township the General Contractor is out of De Witt. The ratio of sub-contractors is approximately 1/3 from Manistee, 1/3 from Traverse City and Ludington, and 1/3 from Grand Rapids. They will advertise in the local paper as they did for their other project. Mr. Yoder asked about lighting. Mr. Hollander said that they will use shoe box lighting and some bollards approximately 3 ½ feet in height. They will maintain/repair the existing fencing along the west property line next to the housing commission property. They will also use landscaping as a buffer.

MOTION by John Lakos, seconded by Ray Fortier that the site plan for Reitz Park Apartments, Hollander Development be approved. Motion passed unanimously.

Roger Yoder read a letter of support from William and Connie Slade the current owners of the property.

OTHER COMMUNICATIONS:

Michelle McQuiston is an Ameri-Corp Volunteer who is working in conjunction with the Manistee County Soil Erosion Control Office. Michelle is assisting the City with their Wellhead Protection Plan and part of her assistance is in the form of conducting demonstrations that show how contaminants can reach water supplies. Michelle gave the Planning Commission a demonstration and answered questions and concerns regarding the need to protect our municipal water supply. Michelle will also assist by conducting

Home*A*Syst evaluations for people who reside in the wellhead protection area. This will be in conjunction with a recent grant application that will locate abandoned wells within the wellhead protection area.

Michelle was thanked for her presentation and will be contacted if anyone has questions or would like to have a presentation done for a group or organization.

WORKSESSION:

The March Worksession is scheduled for Thursday, March 15, 2001. LSL will be in attendance and work will continue on updating the Master Plan. City Council, Supervisory Staff, DDA and Harbor Commission have been invited to attend the worksession along with the members of the Parks Commission and ZBA who attended the February Worksession.

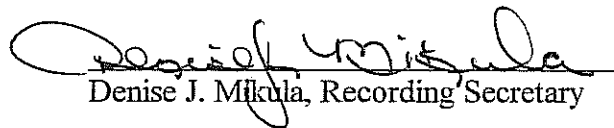
Discussed the homework assignments and questions that we would like answered by LSL. These items will be reviewed at the Worksession.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by John Lakos that the meeting be adjourned.

Meeting adjourned at 8:46 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

