

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

APRIL 5, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, April 5, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Bob Davis, Greg Ferguson, Ray Fortier, Brad Williams, and Roger Yoder

MEMBERS ABSENT: Phil Picardat, John Serocki, and Tony Slawinski

OTHERS PRESENT: Mike Cnudde, Cyndy Fuller (Harbor Village), George Rodgers (288 Dunes Drive), Jeff Mikula (Abonmarche), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:02 p.m. by Chairman Roger Yoder.

Chairman Yoder asked for a moment of silence in memory of John Lakos who passed away on March 25, 2001.

PUBLIC HEARING:

Reenders Inc. - Street Vacation Request

Chairman Yoder read a letter from Tad Bosch, Reenders Inc. asking to cancel their request for a street vacation at this time.

Mike Cnudde - Special Use Permit.

Mr. Cnudde is a Charter Boat Captain and would like purchase lot 18 in the Industrial Park to construct a storage building for charter fishing. Mr. Cnudde proposes to construct a 60' x 100' steel building.

George Rodgers, 288 Dunes Drive said that he was in opposition to the proposed request. Mr. Rodgers does not want a metal building constructed that would detract from the residential neighborhood. Mr. Cnudde said that the building constructed would be an attractive building.

Jeff Mikula said that the lot in question is an Industrial Lot zoned for Industrial Use. Because Storage is a Special Use in the I-1 Zoning District it is before the Planning Commission. If Mr. Cnudde request a use that had more impact to the neighborhood that was a permitted use this item would not require a public hearing just site plan review.

Mr. Rodgers asked why they did not change the use to allow the construction of townhouse or apartments. Mr. Rose said that the area is designated as an Industrial Park and that apartments and townhouses are not a permitted or special use.

Bob Davis asked Mr. Rogers if he was aware of the Industrial Park when he purchased his property. Mr. Rogers said that he was aware of the Industrial Park located across the street.

Chairman Yoder asked if the building were located to the south of the property if it would be less offensive to Mr. Rogers. Mr. Rogers said that he still did not want the building.

Greg Ferguson asked about the Restrictive Covenants for the Industrial Park.

Jon Rose commented about the conditions that could be placed on a Special Use Permit including appearance. The Restrictive Covenants do not say how the building is to look. A Special Use Permit allows the Planning Commission the option of placing conditions on the appearance of the structure. Custom Packaging and Fab Lite are the two most recently constructed buildings in the Industrial Park and have a nice appearance. They are not the typical pole building construction like the City Garage and Oak Grove. The use of storage would have less impact on the neighborhood than some of the other permitted uses. The impacts could include increase in traffic, noise and later hours of operation.

Bob Davis asked Mr. Cnudde if he intended to expand this operation to include additional boat storage. Mr. Cnudde said that he did not plan to at this time but it would be an option in the future.

There being no further discussion the Public Hearing closed at 7:40 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, March 1, 2001

MOTION by Ray Fortier, seconded by Greg Ferguson that the minutes of the March 1, 2001 Planning Commission be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mike Cnudde - Special Use Permit.

A Public Hearing was held earlier in response from a request from Mike Cnudde. Mr. Cnudde would like to purchase lot 18 in the Industrial Park to construct a storage building for charter fishing.

Members of the Planning Commission discussed the impact of the building. Jeff Mikula said that if the building were moved to the south they would need to take into consideration that the dune is lower as you proceed to the south.

MOTION by Bob Davis, seconded by Ray Fortier that the request for a Special Use Permit from Mike Cnudde to construct a storage building on lot 18 in the Industrial Park be approved with the following conditions:

1. Storage to be used only for personal business use.
2. The exterior of the building will need approval of the Planning Commission and will require landscaping.

Motion passed with voting as follows:

Yes	-	Bob Davis, Ray Fortier, Brad Williams and Roger Yoder
No	-	Greg Ferguson

John P. Bowen, 129 Washington Street - Site Plan Review.

John Bowen would like to construct a building on the vacant lot on the corner of Washington and Taylor Street (Shorty's). This property is located within the Historic District and the Historic Overlay Review Committee approved the new construction with double hung windows. A site plan review conducted on the project shows that the requirements of the zoning ordinance have been met.

MOTION by Ray Fortier, seconded by Greg Ferguson that the Site Plan for John P. Bowen, 129 Washington Street to construct an upholstery/canvas shop be approved. Motion approved unanimously.

Harbor Village, Lakeshore Condominiums - Site Plan Review

A request for Site Plan Review has been received from Harbor Village for the Lakeshore Condominiums. This is minor change in the PUD and requires review by the Planning Commission. The change is from a duplex to a four-plex. The plan has been reviewed by the Historic Overlay Review Committee and has

received their approval. Review of the proposed change shows that the requirements of the Zoning Ordinance have been met.

Cyndy Fuller of Harbor Village also wanted to inform the Planning Commission that the construction would require some sand fill to be added on City property as a preventative measure for dune erosion. Members discussed the potential impact to the dune without the fill and the area requires a soil erosion permit. Consensus was that the fill would not cause a problem and would probably prevent one.

MOTION by Bob Davis, seconded by Ray Fortier that the Site Plan Review from Harbor Village for Lakeshore Condominiums building #9, #10, & #11 to change a duplex into a four plex be approved.

Motion passed with Brad Williams abstaining due to a conflict.

OTHER COMMUNICATIONS:

Roger Yoder appointed Ray Fortier as an alternate to the Historic Overlay Review Committee until a permanent replacement for the current vacancy is appointed.

WORKSESSION:

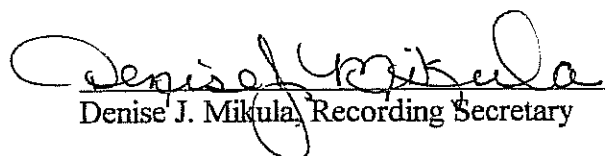
The April Worksession is scheduled for Thursday, April 19, 2001. Items to be discussed include training for new members, Master Plan Update and Bus Tour.

ADJOURNMENT:

MOTION by Brad Williams, seconded by Greg Ferguson that the meeting be adjourned.

Meeting adjourned at 8:38 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary