

MANISTEE CITY PLANNING COMMISSION  
70 MAPLE STREET  
MANISTEE, MI 49660

MEETING MINUTES

SEPTEMBER 6, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, September 6, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Greg Ferguson, Ray Fortier, Phil Picardat, Tony Slawinski, and Brad Williams

**MEMBER LATE:** Bob Davis

**MEMBERS ABSENT:** David Kelly, John Serocki, and Roger Yoder

**OTHERS :** Jackie Kiszelik (Choices of Manistee), Jerry Adams (LSL), Dan Reed (LSL), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:02 p.m. by Vice Chair Ray Fortier.

**PUBLIC HEARING:**

None

**CITIZEN QUESTIONS AND CONCERNS:**

None

**APPROVAL OF MINUTES:**

Planning Commission Meeting Minutes, August 2, 2001

**MOTION** by Tony Slawinski, seconded by Phil Picardat that the minutes of the August 2, 2001 Planning Commission be approved. Motion passed unanimously.

## UNFINISHED BUSINESS:

None

## NEW BUSINESS:

### Choices of Manistee, 124 Washington Street - Site Plan Review

Kendra Thompson, Architect has submitted a request for a Site Plan Review on behalf of Choices of Manistee. Choices would like to construct a utility storage structure on their property on Washington Street. Staff review of the request shows that the requirements of the Zoning Ordinance have been met.

Jackie Kiszelik is the Director of Choices and explained the need for the storage structure. Choices receives donations in the form of furniture, clothing and houseware items. They have experienced difficulties in the past with the cost of rent and condition of facilities they have used for the storage of these items. This storage structure would supply the storage space needed by the shelter.

Jon Rose asked if they had any intentions of opening a resale shop similar to one they have had in the past. Ms. Kiszelik said that at this time no but that would not eliminate the possibility of opening one in the future and the storefront design of the building provides that option.

MOTION by Tony Slawinski, seconded by Brad Williams that the site plan review for Choices of Manistee to construct a utility storage structure on their property on Washington Street be approved. Motion passed unanimously.

## OTHER COMMUNICATIONS:

None

## WORKSESSION:

Jerry Adams from LSL updated the member of the Planning Commission on the status of the Master Plan Update. Mr. Adams reviewed the top responses from the phone interviews. Jerry had spoken to Linda Anderson from Wade Trim who worked on the Master Plan update for Manistee Township. Maps were distributed from Manistee Townships Master Plan. LSL will also contact Gosling Czubak who is working on the Charter Township of Filer's Master Plan. Reviewed the schedule and will proceed with scheduling the school meetings.

Mr. Adams introduced Dan Reed who will be assisting with the update. Mr. Reed reviewed Census data and reviewed charts that showed comparisons with neighboring City's. The City's Plan will be incorporating all of the new census data and as new results are released they will be included in the plan. The percentage of homes within the City occupied by owners -vs- renters and the comparison with neighboring communities was a topic of discussion. This resulted in discussion of the rental of condominium units at Harbor Village and the fact that these people are not included in population totals within the City. Mr. Rose will contact Harbor Village to see if any information is available for occupancy. This increase in "unaccounted" population will be included in the plan. Also discussed was the Rental Program and "unsightly" rentals.

LSL will be attending the October 18, 2001 Worksession and will also notify the Planning Commission when the School meetings are scheduled.

Greg Ferguson discussed the Zoning Board of Appeals decision to look into requiring a representative to be present at meetings. Mr. Rose said that he has been discussing this item with the City Attorney who said that language could be added to the ordinance that would reflect "no shows" as a withdrawal. Mr. Ferguson asked if language could be added for the Planning Commission. Mr. Rose said that he would have to review this item with the City Attorney. This item will be discussed at the September 20, 2001 worksession.

Mr. Ferguson expressed concerns about the proposed Reitz Park Apartment Development. Mr. Ferguson said that the renderings shown by Mr. Hollander showed buildings with brick fronts, high grade siding and an abundance of landscaping. Mr. Ferguson is concerned that the development being constructed will not look anything like the pictures presented to the Planning Commission. Jon Rose said that the Apartment Complex is allowed by zoning and the only item that the Planning Commission has any control over are the "footprint" and other zoning ordinance restrictions such as height and type of use. If a Special Use Permit was required for the project the Planning Commission could put conditions on the permit that included the appearance of the structures and landscaping.

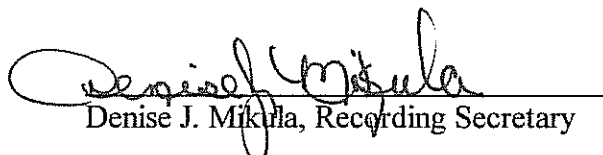
Mr. Ferguson asked if the Planning Commission could discuss the article "High-stakes development is a challenge to the region" at the Worksession.

#### ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Phil Picardat that the meeting be adjourned.

Meeting adjourned at 9:10 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Recording Secretary