

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

OCTOBER 3, 2002

A meeting of the Manistee City Planning Commission was held on Thursday, October 3, 2002 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, David Kelley, John Serocki, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Bob Davis, Joyce Jeruzal and Phil Picardat

OTHERS: Jeff Mikula (Abonmarche), Ben Bifoss (Sand Products Corporation), Kathy Fenstermacher (302 Fourth Avenue), (Ilona Haydon (302 Fourth Avenue), Jerry Adams (LSL), Laverne Miehke (363 Eleventh Street), Jon R. Rose (Community Development), and Denise Blakeslee (City Staff)

Meeting was open at 7:07 p.m. by Chair Roger Yoder

PUBLIC HEARING:

Kathy Fenstermacher - Zoning Amendment

A request for a Zoning Amendment has been received from Kathy Fenstermacher. Ms. Fenstermacher would like to add under Special Uses in the C-2 Zoning District *Pet Grooming all animals excluding livestock and wildlife*. Ms. Fenstermacher said that no livestock and no wildlife would be permitted. Ms. Fenstermacher currently runs a trapping service out of her home. The Zoning Amendment is needed to allow a business within the City. Current zoning does not allow any agricultural uses in the City. Pet Grooming is under Agriculture in the Standard Industrial Classification Manual (SIC). When looking for a location they chose a location that was not located on River Street. The C-2 Zoning District is a small commercial district on First Street between McKee and Sibben Streets. The business would be located in the front portion of the building at 290 First Street and there currently is a hair salon in the rear of the building.

John Serocki asked if there was adequate parking. There are approximately six parking spaces at this location which in the past served both the beauty shop and an insurance business that was previously located in the front of the building. Animals will be dropped off by the owners and will be either on a leash, being washed and groomed or in a wire holding cage while in the shop approximately two hours. They will not board animals.

There being no further discussion the public hearing closed at 7:15 p.m.

Kathy Fenstermacher, 290 First Street - Special Use Permit

In the event a Zoning Amendment were, Ms. Fenstermacher would like to apply for a Special Use Permit for 290 First Street to allow a pet grooming business.

A letter was received from Arlene Richards, 284 First Street (adjacent property to the east). Ms. Richards expressing concerns over parking and owners walking their pets on her property.

Ms. Fenstermacher said that they have no control over where a pet owner walks their animals. They would encourage use of a grassy area at the rear of the building and they would keep this area cleaned of feces.

Greg Ferguson asked if they would be grooming any exotic pets such as large cats i.e. lions, tigers, bobcats etc and asked what the definition of exotic pets would be? Ms. Fenstermacher said that the definition of exotic is a grey area. While doing her previous job as the animal control officer she had attempted to get an exotic pet ordinance passed for the county. They would at times trim the nails on birds or even reptiles. They have no intention of grooming large cats or snakes. Jerry Adams from LSL said that many communities use the language "*Pet Grooming of common household domestic pets*". Ms. Fenstermacher said that language would work for her purposes.

There being no further discussion the public hearing closed at 7:32 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, September 19, 2002

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the September 19, 2002 Planning Commission Meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Kathy Fenstermacher - Zoning Amendment

A public hearing was held earlier in response to a request from Kathy Fenstermacher to allow in the C-2 Commercial Zoning District under Special Uses *Pet Grooming all animals excluding livestock and wildlife*.

Members of the Planning Commission discussed the proposed Zoning Amendment. Included in the discussion was the limits that could be placed because it would be a Special Use not a Permitted Use, allowing the Planning Commission the opportunity to place conditions on the permit if they felt it were necessary. The members discussed changing the ordinance language to "*Pet Grooming of common household domestic pets*" and consensus of the members is this is the language that should be considered for adoption.

MOTION by Ray Fortier, seconded by John Serocki that the request for a Zoning Amendment to allow under Special Uses in the C-2 Commercial Zoning District *Pet Grooming of common household domestic pets* be approved and forwarded to City Council. Motion approved unanimously.

Kathy Fenstermacher, 290 First Street - Special Use Permit

Kathy Fenstermacher is requesting a Special Use Permit to allow a Pet Grooming Business at 290 First Street. Members of the Planning Commission discussed the request.

MOTION by John Serocki, seconded by David Kelley that the request from Kathy Fenstermacher, 290 First Street for a Special Use Permit to allow a Pet Grooming Business of common household pets be approved pending approval of the Zoning Amendment by City Council. Motion Passed Unanimously.

Sand Products Corporation - Parcel Split.

A request has been received from Sands Products Corporation to split parcels #51-51-260-711-01, 51-51-260-712-01, and part of 51-51-260-709-01 into four buildable parcels. These parcels are located on Monroe Street adjacent to Man-Made Lake.

Ben Bifoss, Sand Products Corporation gave background information on the request. Mr. Bifoss had also submitted two other requests that were returned. One request was for the combination of lots east of the parking area. The request was returned because the lots are already combined under two separate parcel code numbers. The second request for an alley vacation did not meet the deadline for the October meeting and would have been held for the November meeting except that the attorney said the request could not be processed due to the charter protection language that is in place for the Man-Made Lake area. Mr. Bifoss said that Sand Products Corporation had offered to sell the property to the City and the City Council had declined the offer.

Mr. Bifoss spoke of the Recreation Lease that the City has with Sand Products Corporation and that the lease can be canceled on 180 day notice. The existing entrance to the parking lot is currently located on Sand Products property and most of the area around Man-Made Lake is owned by Sand Products Corporation along with a section of property that fronts on Lake Michigan. Mr. Ferguson expressed his concerns about people trespassing on property that they have always considered to be City Property.

Mr. Bifoss said that the request would provide four building sites for single family homes allowed under the current Zoning Ordinance. Jon Rose said that with all of the requirements of the Zoning Ordinance being met the Planning Commission had no grounds not to approve the request.

MOTION by Ray Fortier, seconded by Greg Ferguson that the request from Sand Products Corporation for a Parcel Split of Parcel Code #51-51-260-711-01, 51-51-260-712-01, and part of 51-51-260-709-01 into four buildable parcels as shown on the attached survey be approved. Motion passed unanimously.

Meeting Dates 2003

Members of the Planning Commission were mailed a calendar to set the meeting dates for 2003. The following meeting dates were set for 2003.

<u>Meeting Dates</u>	<u>Worksession Dates</u>
January 2, 2003	January 16, 2003
February 6, 2003	February 20, 2003
March 6, 2003	March 20, 2003
April 3, 2003	April 17, 2003
May 1, 2003	May 15, 2003 (Annual Bus Tour)
June 5, 2003	No Worksession
July 10, 2003	July 24, 2003
August 7, 2003	No Worksession
September 4, 2003	September 18, 2003
October 2, 2003	October 16, 2003
November 6, 2003	November 20, 2003
December 4, 2003	No Worksession

MOTION by Ray Fortier, seconded by David Kelley that the above meeting and worksession dates be set for the 2003 calendar year for the City of Manistee Planning Commission. Motion approved unanimously.

UNFINISHED BUSINESS:

Master Plan Update

Jerry Adams, LSL brought an updated draft of the Master Plan. This includes an additional 30+ pages from the draft that was received on September 19, 2002. A Public Workshop will be held on October 17, 2002 and members of the City Council, County Planning Commission, Manistee Township Planning Commission, Filer Charter Township Planning Commission and Little River Band of Ottawa Indians. This workshop will be scheduled for 7:30 p.m.

OTHER COMMUNICATIONS:

Laverne Miehke wanted the members of the Planning Commission to know that he felt their decision to approve the Lot Split for Sand Products Corporation was wrong and that they had made a mistake.

WORK/STUDY SESSION:

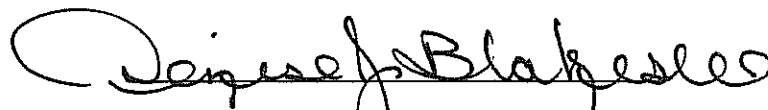
None

ADJOURNMENT:

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

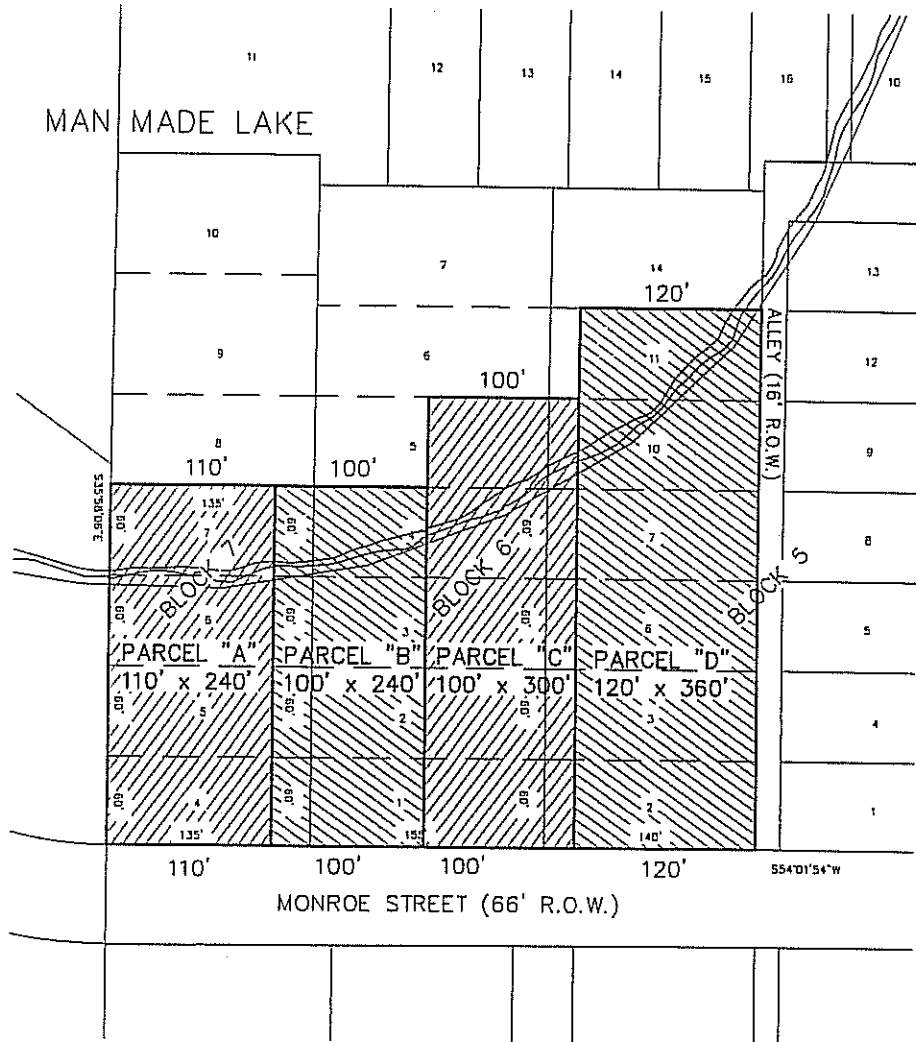
Meeting adjourned at 8:57 p.m.

MANISTEE PLANNING COMMISSION

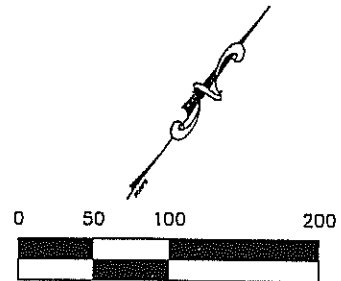
A handwritten signature in black ink that reads "Denise J. Blakeslee". The signature is written in a cursive style with a large initial "D".

Denise J. Blakeslee, Recording Secretary

SKETCH OF SURVEY

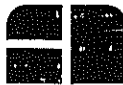


SPLITS & COMBINATIONS
PARCELS A, B, C, & D



PREPARED FOR:

SAND PRODUCTS
 CORPORATION



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ARCHITECTS / ENVIRONMENTAL ENGINEERS / CONSTRUCTION MANAGEMENT LAND SURVEYORS

DATE: 9-19-02

DRAWN BY: MBS

SCALE: 1"=100'

SEC. 2 T. 21N R. 17W