

**MANISTEE CITY PLANNING COMMISSION**  
70 Maple Street  
Manistee, MI 49660

**MEETING MINUTES**

NOVEMBER 7, 2002

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

**MEMBERS PRESENT:** Bob Davis, Greg Ferguson, Ray Fortier, David Kelley, Joyce Jeruzal, John Serocki and Tony Slawinski

**MEMBERS ABSENT:** Phil Picardat and Roger Yoder

**OTHERS:** Edmund Risdon (515 Fairview Avenue), Jeff Mikula (Abonmarche), Brian Sousa (Wade Trim), Mitch Deisch (City Manager), Jon R. Rose (Community Development), and Denise Blakeslee (City Staff)

Meeting was open at 7:04 p.m. by Vice-Chair Ray Fortier.

**PUBLIC HEARING:**

None

**CITIZEN QUESTIONS AND CONCERNS:**

None

**APPROVAL OF MINUTES:**

Planning Commission Meeting Minutes, October 3, 2002

MOTION by Tony Slawinski, seconded by Greg Ferguson that the minutes of the October 3, 2002 Planning Commission Meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

Edmund Risdon - Parcel Split

Edmund Risdon owns Parcel #51-51-670-711-07 located on the south side of Ninth Street between Cypress and Concord Streets. This is currently a vacant parcel that Mr. Risdon would like to split into two buildable parcels as shown on the attached survey. Mr. Risdon is aware of the cost of sewer that will need to be run to the property. Greg Ferguson asked if there were any Site Plans or Building Plans for the property. Mr. Risdon said that he did not have any at this time. Staff review of the request shows that all of the requirements of the Zoning Ordinance have been met.

MOTION by John Serocki, seconded by David Kelley that the request from Edmund Risdon to split parcel #51-51-670-711-07 into two parcels as shown on the attached survey be approved. Motion approved unanimously.

**UNFINISHED BUSINESS:**

None

**OTHER COMMUNICATIONS:**

City Engineer

Brian Sousa, City Engineer was introduced to the members of the Planning Commission. Mr. Sousa gave a brief presentation about Wade Trim and his role as the City Engineer. Wade Trim was selected in June as the Engineer of record. One of the items that they are working on is funding for the extension of Twelfth Street. Mr. Sousa spoke with Jon Rose prior to the meeting and looked at Elm Street (next to the High School Track). Elm Street had been extended to Twelfth Street but the road is in severe disrepair. The City must determine if Elm Street should be closed for through traffic or improved as a through street to Twelfth. Mr. Sousa is also working on Construction Standards for the City.

Mitch Deisch explained the new contract with Wade Trim. Mr. Sousa will attend Planning Commission Meetings as necessary. Mr. Sousa will be at City Hall on Tuesday mornings for staff meetings. Members of the Planning Commission were asked to forward any comments for the City Engineer to Denise or Jon before 8:30 a.m. on Tuesdays.

Parking - River Street Residents

Jon Rose discussed parking for people who live downtown. According to the Zoning Ordinance Parking is to be provided for residents who live in second floor units downtown. This is a problem due to the zero set-back requirements in the C-4 Zoning District. Many parcels do not have any property or access

to property for parking. The Downtown Development Authority has asked that the City look into this parking problem for residents on River Street. Mitch spoke about a program in Grand Haven where the residents purchase parking permits that allowed overnight parking in designated areas of municipal parking lots. There will be more information forwarded to the Planning Commission as it develops.

Miscellaneous

Greg Ferguson spoke about the annual report from the Parks Commission at the last City Council meeting.

Tony Slawinski asked for an absence from the Planning Commission. The Planning Commission approved his request.

**WORK/STUDY SESSION:**

None

**ADJOURNMENT:**

MOTION by John Serocki, seconded by Bob Davis that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:23 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

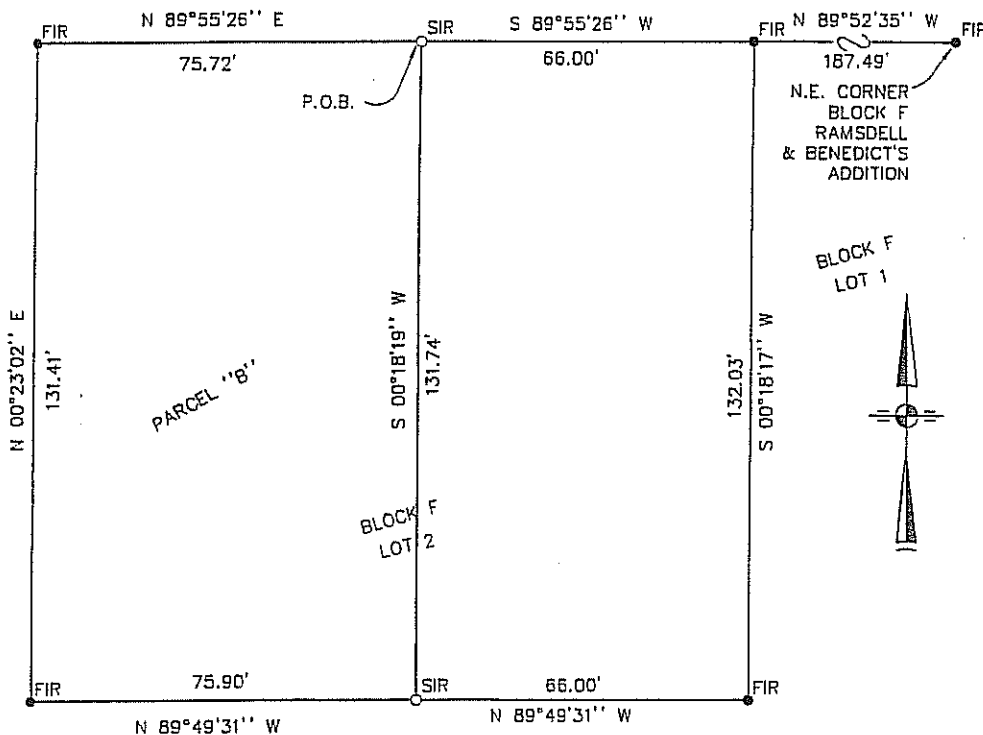
# CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

**PARCEL "B"**

A PARCEL OF LAND IN BLOCK F OF RAMSDELL & BENEDICTS ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK F; THENCE NORTH 89°52'35" WEST 187.49 FEET; THENCE SOUTH 89°55'26" WEST 66.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°18'19" WEST 131.74 FEET; THENCE NORTH 89°49'31" WEST 75.90 FEET; THENCE NORTH 00°23'02" EAST 131.41 FEET; THENCE NORTH 89°55'26" EAST 75.72 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 0.23 ACRES OF LAND.

9TH STREET (66' R.O.W.)



**LEGEND**

- FIP FOUND 1" PIPE W/CAP #13597
- FIR FOUND 1/2" ROD W/CAP #25850
- SIR SET 1/2" ROD W/CAP #46687

*Craig Stapley*  
 CRAIG R. STAPLEY  
 LICENSED PROFESSIONAL SURVEYOR No. 46687  
 ABONMARCHE CONSULTANTS, INC.

*9/23/02*  
 DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

EDMUND  
 RISDON



**ABONMARCHE CONSULTANTS, INC.**

351 First Street  
 Manistee, Michigan 49660  
 231-723-1198  
 FAX: 231-723-1194

95 West Main Street  
 Benton Harbor, Michigan 49022  
 616-927-2295  
 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS  
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: SEPT. 23, 2002

DRAWN BY: CRS

SCALE: 1" = 30'

SEC. 12 T. 21N R. 17W