

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

DECEMBER 5, 2002

A meeting of the Manistee City Planning Commission was held on Thursday, December 5, 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, Joyce Jeruzal, David Kelley, Phil Picardat, Roger Yoder

MEMBER LATE: John Serocki

MEMBERS ABSENT: Tony Slawinski

OTHERS: Alan Marshall (City Council), Chip Goodspeed (City Council), John Perschbacher (420 Third Street), Bill Kracht (403 First Street), Ken Grabowski (News Advocate), Jeff Seng (200 River Street), Tom Geoghan (286 Dunes Drive), Doug Falan (310 Dunes Drive), Jon R. Rose (Community Development), and Denise Blakeslee (City Staff)

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

PUBLIC HEARING:

Master Plan

The City of Manistee has advertised this final opportunity for citizen input in the Master Plan update by taking out a ½ page ad in the Manistee News Advocate which includes a copy of the Future Land Use Map.

John Perschbacher read a prepared statement expressing his concerns over the Central Business District line going down Second Street instead of down the alley next to the Ramsdell Theatre.

Alan Marshall commended the Planning Commission for all their work on updating the Master Plan. Mr. Marshall wanted clarification on a remark that was made at the Public Hearing on November 21, 2002 by Jerry Adams the consultant who worked on updating the plan. Mr. Adams was discussing the General Industry district along Manistee Lake and while referring to the facilities in the areas said that "if the industries failed - so be it". Mr. Marshall said that he spoke with Jon Rose who questioned Mr. Adams regarding the remark and it was not meant to be a negative statement about the neighborhood

and that there was no wish for industry to be dissolved in the area. Mr. Marshall wanted this correction to be noted in the minutes. Mr. Marshall spoke of the neighborhood pride in his district.

Bill Kracht wanted to reiterate to the Planning Commission his desire to see the map change regarding the line for the Central Business District to be moved from Second Street to the alley.

Tom Geoghan asked for clarification on what types of uses would be permitted in what is currently the Industrial Park? Mr. Rose spoke of a blend of residential, commercial uses that would blend with the existing light industrial facilities in the area. The City would like to see development in this prime property that is in such close proximity to Lake Michigan but does not want to relocate any of the business in the area.

Jeff Seng questioned the ability to use the Ex-cello building with the change from "Mixed Use" to "Residential/Commercial Redevelopment District". Mr. Rose explained the difference between a Master Plan and the Zoning Ordinance. The full definition of the area is "Residential/Commercial Mixed-Use Redevelopment District (RC-MURD)" Mr. Seng was given a copy of that section of the Master Plan for clarification.

Chairman Yoder asked if there were any more questions for the Public Hearing Portion of the Meeting. There being no further questions the Public Hearing was closed at 7:38 p.m.

CITIZEN QUESTIONS AND CONCERNS:

Chip Goodspeed owns the property at 301 Cypress Street and asked what impact the Master Plan would have on his property which is currently zoned commercial. Mr. Rose spoke of the "Highway Commercial (HC)" district and the uses allowed in that district.

John Serocki arrived at the meeting.

Doug Falan asked about the uses in the Industrial Park area. Mr. Rose gave the same information to Mr. Falan that was given to Mr. Geoghan. (Mr. Falan had arrived late to the meeting.)

Bill Kracht wondered why there was not more reference in the plan regarding a by-pass and wondered if language should be added? Mr. Rose said that under the new Zoning Act the Master Plan must be reviewed at a minimum every 5 years allowing changes to be made as necessary.

APPROVAL OF MINUTES:

Planning Commission Special Meeting Minutes, November 21, 2002

MOTION by Joyce Jeruzal, seconded by Phil Picardat that the minutes of the Special Meeting of the Planning Commission held on November 21, 2002 be approved. Motion approved unanimously.

NEW BUSINESS:

Master Plan Amendments

Mr. Rose discussed two items that had been brought before the Planning Commission for amendments to the Plan. A correction to the Future Land Use Map and View Sheds.

MOTION by Ray Fortier, seconded by Bob Davis that a change be made the Future Land Use Map the Central Business District line that runs down Second Street between Maple and Sycamore Streets will be moved north ½ block and run down the alley. Motion passed unanimously.

MOTION by Ray Fortier, seconded by David Kelley that language prepared by LSL for view sheds: Views (view sheds) of the City's lakes and river systems be maintained whenever possible. Further, that the City conduct a field survey to identify important water related views (e.g., land locations providing opportunity for panoramic, unique, or important views of the City's surface water bodies). And, that the City Zoning Ordinance be amended to include, where appropriate, standards governing the recognition and protection of views.
be added to the Master Plan.

Voting was as follows:

Yeas: Ray Fortier, Joyce Jeruzal, David Kelley, Phil Picardat, John Serocki and Roger Yoder

Nays: Bob Davis and Greg Ferguson

Motion passed

Master Plan Adoption

The City of Manistee Planning Commission has been working on updating the Master Plan since December 2000 when they interviewed the firm of Langworthy, Strader and LaBlanc (LSL). This update has taken nearly two years to complete. The Planning Commission has held two public hearings, LSL has conducted phone interviews and school interviews and this information has been included in the plan. Prior to the public hearing a Public Workshop was held where the Planning Commission invited planners from the neighboring municipalities (Filer Township, Manistee Township, Manistee County, and the Little River Band of Ottawa Indians) to attend. Various documents such as the Hyatt Palma (Downtown District), Citizen Survey (December 1999), Census Data (2000), and others have been used in this update.

MOTION by John Serocki, seconded by Ray Fortier that the City of Manistee Planning Commission hereby direct the Commission Chairperson and Commission Secretary to sign the prepared Resolution signifying adoption of the City of Manistee Master Plan. The resolution will include the following corrections and/or additions are hereby made to the Plan, said corrections and/or comments to be included in the plan's final printing:

- 1) The Future Land Use Map will be changed, the Central Business District line that runs down Second Street between Maple and Sycamore Streets will be moved north ½ block and run down the alley.
- 2) Views (view sheds) of the City's lakes and river systems be maintained whenever possible. Further, that the City conduct a field survey to identify important water related views (e.g., land locations providing opportunity for panoramic, unique, or important views of the City's surface water bodies). And, that the City Zoning Ordinance be amended to include, where appropriate, standards governing the recognition and protection of views.

Yeas: Bob Davis, Ray Fortier, Joyce Jeruzal, David Kelley, Phil Picardat, John Serocki and Roger Yoder

Nays: Greg Ferguson

Absent: Tony Slawinski

RESOLUTION DECLARED ADOPTED DECEMBER 5, 2002.

ELECTION OF OFFICERS

According to the By-Laws the City of Manistee Planning Commission holds their annual election of Officers at the December Meeting. Due to the Public Hearing for the Master Plan the Planning Commission will have their annual review of the By-Laws and Committee appointments at the January Meeting.

Chair

At this time the meeting was turned over to Jon Rose who asked for nominations for the position of Chair.

Ray Fortier nominated Roger Yoder for the position of Chair.

Greg Ferguson nominated Phil Picardat for the position of Chair.

There being no other nominations, nominations were closed.

Voting was as follows:

Votes for Roger Yoder: Bob Davis, Ray Fortier, Joyce Jeruzal, David Kelley, Phil Picardat, John Serocki and Roger Yoder

Votes for Phil Picardat: Greg Ferguson

Roger Yoder will serve as Chairman to the Planning Commission for the year 2003

Vice-Chair

At this time the meeting was turned over to Chairman Yoder.

Chairman Yoder asked for nominations to the position of Vice Chair.

Greg Ferguson nominated Phil Picardat for the position of Vice Chair.

Joyce Jeruzal nominated Ray Fortier for the position of Vice Chair.

There being no other nominations, nominations were closed.

Voting was as follows:

Votes for Ray Fortier: Bob Davis, Ray Fortier, Joyce Jeruzal, David Kelley, Phil Picardat, John Serocki and Roger Yoder

Votes for Phil Picardat: Greg Ferguson

Ray Fortier will serve as Vice-Chair to the Planning Commission for the year 2003.

Secretary

Roger Yoder asked for nominations to the position of Secretary.

John Serocki nominated Joyce Jeruzal for the position of Secretary.

There being no other nominations, nominations were closed.

Joyce Jeruzal was elected as Secretary to the Planning Commission for the year 2003.

Recording Secretary

Joyce Jeruzal Secretary of the Planning Commission appointed Denise Blakeslee to act as the Recording Secretary for the Planning Commission for the year 2003.

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Members were reminded that the next session of the Citizen Planner will be on Wednesday, December 11th.

WORK/STUDY SESSION:

None

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Joyce Jeruzal that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:02 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Blakeslee, Recording Secretary

To the Chairman and Members of the Manistee Planning Commission:

I attended the Public Meeting you recently last held and I made comment on this plan. I really had not planned to speak and, in fact, I had not planned to attend in the first place, and would not have attended but for Mr. Rose suggesting that I do so at the Zoning Board of Appeals meeting we had the previous day.

I expressed a number of items at that Public Meeting and I don't plan to go over them again here. I am pleased to see so much effort and good work spent on this plan but I am saddened and very concerned that there is so little that relates to the "Historic". I refer to Historic Properties and Historic Property owners as well as the subject of History in general. This is a valuable resource and is just as important as any other "resource" and is, I am sorry to say, very neglected. An item along this line was brought up at that last meeting which is very important and has, therefore, caused me a great amount of concern. I relate this concern to you.

I also point out that I was a part of a "general" committee that worked on this ten year plan when the last City Manager was here and just as he left; I have not been asked to be included in it since.

On December 21, 2001 I spoke with the present City Manager in the main hall of this building just outside this room we are now meeting in. I told him of some ideas I had that dealt with the Historic Resources of Manistee and which would be of considerable importance to the property owners and their buildings and certainly to the City. He was encouraging of these ideas and asked how I planned to impliment them. All I planned to do, I said, was to present them to the Manistee City Council. He suggested that it was important to have a plan of implimentation to go along with such ideas or **plans**. He offered to meet with me to produce such plans. After the Christmas and New Year Holidays were over I was finally able to set up such a meeting. Unfortunately nothing has come out of that, the one and only meeting of any substance or note, and I await his possible further comments and involvement as I've received nothing else to date.

A part of my idea involved the extension of the Historic District from its southern terminus at the Ramsdell alley and along Maple Street south; I suggested that it be extended south to, say, Sixth Street.

Shortly after my meeting with the City Manager an important developement arose in the form of a "rezoning request" for a house in this very area, actually, in the same block, from residential to commercial. The public concern against this was outstanding and resulted in a refusal. However, soon to follow, was a Special Use request and although this met with similar public outcry the result was, in the end, its approval.

I consider this encroachment as a "filament" reaching into this district.

At the Planning Commission meeting that ended up granting the Special Use a Planning Commission member made the public statement that "All of Maple Street should be , and will be, made Commercial". This is a most disturbing comment and all the more so because it originated from a Commission member. It caused me to reflect on my meeting with the City Manager and consider if there was, indeed, some connection between his lack of response and this statement and the picture portrayed by the actual happenings.

When I attended the recent last Public Meeting another citizen who had property on Maple Street spoke and in so doing pointed out that the "Plan" as he obtained it from the computer was different from that presented in person. It showed that the Commercial District now covered, not part, but all, of the "Ramsdell Block". It is interesting to note that this area now included the "Special Use" property just referred to.

Some sort of comment was offered which seemed to try to minimize the matter. I don't see it that way. I've had far too much experience in these matters to "minimize" this-for items that end up being put down on paper or in printed plans, even if by error, often have a way of being and becoming fact and all too soon; and then little can be done to correct the situation without a great deal of work and involvement.

As I look at this new development as presented at that meeting and I consider the statements and the facts I have related here I grow more and more concerned.

I request that the boundry line be returned to the proper place regardless of reasons thus defining the Residential and Commerical areas as previous. Until such is done I must conclude the worst and that my fears are well founded.

Thank you.

John H. Perschbacher
420 Third Street
Chairman, Manistee Zoning Board of Appeals