

**MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

**MEETING MINUTES**

**FEBRUARY 6, 2003**

A meeting of the Manistee City Planning Commission was held on Thursday, February 6, 2003 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, John Serocki and Roger Yoder

**MEMBERS ABSENT:** Tony Slawinski

**OTHERS:** John Perschbacher (Zoning Board of Appeals) Marlene McBride (Zoning Board of Appeals), Tim Monck (United States Coast Guard), Dale Picardat (Masonic Temple), Ken Grabowski (Manistee News Advocate), Jeff Seng (200 River Street), Jon Rose (Community Development), and Denise Blakeslee (City Staff)

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

**PUBLIC HEARING:**

None

**CITIZEN QUESTIONS AND CONCERNS:**

None

**APPROVAL OF MINUTES:**

Planning Commission Meeting Minutes, January 2, 2003

**MOTION** by John Serocki, seconded by Joyce Jeruzal that the minutes of the Meeting of the Planning Commission Meeting held on January 2, 2003 be approved. Motion approved unanimously.

### Amend Agenda

A request has been received from the City Manager on behalf of the City Council asking that the Planning Commission add to the agenda an item to discuss the sale of certain City owned property on Monroe Street.

MOTION by Ray Fortier, seconded by Joyce Jeruzal that the agenda be amended to allow the discussion of the sale of City owned property on Monroe Street. Motion passed unanimously.

Phil Picardat entered the meeting at 7:04 p.m.

### NEW BUSINESS:

#### United States Coast Guard

The United States Coast Guard is planning an expansion of Station Manistee. Commander Tim Monck from the Coast Guard made a presentation to the members of the Planning Commission on the proposed expansion of Station Manistee. The City of Manistee is in support of the expansion and is in the process of a property transfer to the United States Coast Guard for the facility.

The Coast Guard is exempt from local zoning requirements and no variances will be applied for this project. Members of the Zoning Board of Appeals had been invited to the meeting to see the presentation.

Tim Monck showed a rendering of how the building will look. Fencing around the perimeter in the sketch was eight feet in height. The fencing around Station Manistee will be approximately 40 inches in height. There currently is 26 full time employees at the station at this time. The minimum number of servicemen at the station is between 7 and 8. This will be the largest station on this side of Lake Michigan next to the station in Chicago. They will cover 118 miles of coast from Leeland to Stony Lake.

The plan includes the removal of all the existing buildings. The current building has no historical significance and in actuality was a converted garage. The current building is 3,000 sq feet the proposed facility will be 14,000 sq feet. Two boat slips will be cut into the sheet piling with two slips that will hold up to a 50 foot boat. The height of the boat house will be approx 40 ft in height and will be used to work on and store the boat. Cost is estimated at 5.4 million dollars for the project.

John Perschbacher, Chairman of the Zoning Board of Appeals asked why the Coast Guard does not need to come before the Zoning Board of Appeals for a variance. Mr. Rose explained that they are exempt from local Zoning. Mr. Perschbacher asked about local Government and if they are exempt. Mr. Rose stated that local Government can change the Zoning Ordinance.

Bob Davis entered the meeting at 7:17 p.m

Marlene McBride asked about access to the pier and the parking area during construction. The parking area will be used for temporary housing. The City has insisted that access be available to the pier and possibly a few handicap parking spaces. The project will take approximately 14 - 18 months to complete and could impact two summer seasons.

The Planning Commission thanked the Coast Guard for a wonderful presentation.

### **UNFINISHED BUSINESS:**

#### **Manistee Masonic Temple Association - Special Use Permit**

A Public Hearing was held last month in response to a request from the Masonic Temple Association for a Special Use Permit to allow religious/assembly as a Special Use in the R-4 Residential District. No representative was in attendance at the January Meeting to answer questions. This item was tabled until the February 6, 2003 Planning Commission and a letter was sent on behalf of the Planning Commission asking that a representative be in attendance so this matter could be acted on.

If the Planning Commission were to issue a Special Use Permit for the Masonic Temple Association they will be required to apply for a variance from the Zoning Board of Appeals because they do not meet the parking requirements of the Zoning Ordinance.

Phil Picardat excused himself from his seat at 7:30 p.m. due to a Conflict of Interest.

Dale Picardat explained the Masonic Temple on Maple Street has been sold and this building at 342 Fifth Street will be used as their assembly hall. The Masonic Temple currently has 55 members and the Eastern Star (Ladies Organization) has about 60 members. An average between 6 - 12 members attend the monthly meetings for the Masons with the Eastern Star having a slightly higher turnout. This past year each organization held 10 regular meetings and 2 special meetings.

Mr. Picardat said that there are 10 parking spaces on the street and two parking spaces on the property. Mr. Rose noted that the plan did not show enough off-street parking spaces. More spaces must be provided or a variance could be sought from the Zoning Board of Appeals. Mr. Rose was asked how many parking spaces would be required. Mr. Rose said that the number of spaces will be reviewed on site in the event a Special Use Permit is granted. Many factors will need to be used in this determination i.e. stage area, seating area, fixed seating etc. Mr. Rose asked Mr. Picardat if the Masonic Temple had any plans for serving alcohol or putting in a bar. Mr. Picardat said that the Masonic Temple does not allow serving alcohol at any of their functions and have no intentions of a bar.

Greg Ferguson asked Mr. Picardat if the Building will be brought into ADA compliance. Mr. Picardat said that they will look into putting a ramp onto the building. Mr. Ferguson remarked on the disrepair of the front steps and asked if the building was sound. Mr. Picardat said that the building was constructed in 1880 and is a historical building. Mr. Rose said that the building was on the County Registry of Historical Buildings but did not think that it was on the State or National Registry.

MOTION by Ray Fortier, seconded by John Serocki that a Special Use Permit be issued to the Masonic Temple Association to allow religious/assembly in the R-4 Zoning District at 342 Fifth Street with the condition that they meet parking requirements.

Motion Passed with Phil Picardat Abstaining from the discussion and vote.

Phil Picardat returned to his seat at 7:55 p.m.

#### City Property - Monroe Street

The City of Manistee received a request from Jeff Seng asking if the City would consider selling the two parcels on Monroe Street. This property description is Kings Addition Lots 6 , 9 + ½ of Lot 10, Block 2 and Kings Addition Lots 7, 8 + ½ of Lot 11 Block 2. The City has also received inquiry from Sand Products Corporation regarding this property.

Members discussed the location of the project. It is south on Monroe Street, the Cottages (Harbor Village) is to the West, Sands Products owns vacant property to the East. An undeveloped alley is currently platted which separates the two parcels. Mr. Rose said that the two parcels are in the R-1 Residential Zoning District and are slightly under sized to meet the requirements of the Zoning District but are considered buildable as legal non-conforming parcels.

Bob Davis expressed his concerns about access to Man-Made Lake and asked if the sal of these Lots would have any impact on the areas development. Mr. Rose said that the City would have similar access if it were to develop Residential Drive for parking and that the appraised value of the property makes the property too valuable to use as a parking lot.

MOTION by Greg Ferguson, seconded by Ray Fortier that the Planning Commission recommend marketing and the sale of Kings Addition Lots 6 , 9 + ½ of Lot 10, Block 2 and Kings Addition Lots 7, 8 + ½ of Lot 11 Block 2. Motion passed unanimously.

#### **OTHER COMMUNICATIONS:**

A letter will be prepared on behalf of the Planning Commission to thank Elaine Bush for her work on bringing the Citizen Planner Training to Manistee. Last Citizen Planner class will be on Wednesday.

Discussion continues with Manistee Township to have a joint worksession that will include a bus tour. Members were asked to think of areas they would like to have included in the tour to the Worksession on January 20, 2003.

**WORK/STUDY SESSION:**

None

**ADJOURNMENT:**

MOTION by John Serocki, seconded by Joyce Jeruzal that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:27 p.m.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Denise J. Blakeslee". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke.

Denise J. Blakeslee, Recording Secretary

