

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 2, 2004

A meeting of the Manistee City Planning Commission was held on Thursday, September 2, 2004 at 7:00 p.m. in the Manistee Middle School Library, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Cyndy Fuller, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief and Roger Yoder

MEMBERS ABSENT: Tamara Buswinka, Greg Ferguson and Vacancy

OTHERS: Dendra Best (Manistee County Library), Michael Morin, John Perschbacher, Melissa Rennie (Manistee News Advocate), Jon Rose (Community Development), and Denise Blakeslee (Administrative Assistant) and others

Meeting was open at 7:04 p.m. by Chairman Yoder.

PUBLIC HEARING:

Manistee County Library - Alley Vacation Request

A request has been received from Manistee County Library to Vacate the section of alley between 81 Maple Street (Masonic Temple) and property owned by Manistee County Library. If approved the Library will use their portion of the vacated alley for improvements to the Public Parking Lot. Letters of support have been received from the two adjacent property owners; JAS Maple Street LLC/81 Maple Street/Masonic Temple, owners Shirley and Jim Cowie and Manistee News Advocate/75 Maple Street signed by Jack Batdorff, Chairman.

Dendra Best, Treasurer Manistee County Library Board spoke of the plans for the parking lot at the library. The Library will be celebrating its 100th anniversary next year and they wish to have these improvements made before that time. The proposed alley vacation would allow them to triple the amount of parking spaces. In the plan they want to have the utilities underground which they do not have the funding for but hope to find other sources such as a grant. The new parking plan will provide a clear traffic pattern for patrons and the public.

Jon Rose said that he received a phone call from Phil Kasban, from Consumer's Power Company regarding the Alley Vacation Request from Manistee County Library. Mr. Kasban said that Consumers has utilities within the portion of the alley where the Alley Vacation Request has been requested. Mr. Rose said that in the past requests have been approved with the condition that a utility easement be retained by the City.

Chairman Yoder read a letter of support from the adjacent property owners (attached).

John Perschbacher is a member of the Masonic Temple. The Masons still use the building at 81 Maple Street for their organization and he expressed his concerns about the existing pavement adjacent to the building. During rainstorms the water from the alley/parking lot runs down the stairs into the basement of the building. Ms. Best said that they are working with the owners of the Masonic Building and the old pavement will be removed and everything will be graded to two catch basins. Upgrading of the parking area serves two purposes because it will also allow the library and the Masonic building to tie their roof drains into the storm water control system for the parking lot.

Jon Rose read a letter of support from Dennis Keleher, Keleher & Brunner, 65 Maple Street (attached).

There being no further discussion the Public Hearing closed at 7:16 p.m.

APPROVAL OF MINUTES:

Planning Commission Meeting of August 5, 2004

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the August 5, 2004 Planning Commission Meeting be approved.

MOTION APPROVED UNANIMOUSLY.

NEW BUSINESS:

Manistee County Library - Alley Vacation Request

A Public Hearing was held earlier in response to a request from Manistee County Library to Vacate the section of alley between 81 Maple Street (Masonic Temple) and property owned by Manistee County Library. If approved the Library will use their portion of the vacated alley for improvements to the Public Parking Lot.

Motion by Cyndy Fuller, seconded by Ray Fortier that the Planning Commission recommend to City Council the vacation of the portion of alley lying between 81 Maple Street (Masonic Temple) and property owned by Manistee County Library conditional upon the City retaining a 16 foot utility easement.

MOTION PASSED UNANIMOUSLY

Michael & Priscilla Morin Trust - Parcel Split

A request has been received from Michael & Priscilla Morin for a Parcel Split. Mr. & Mrs. Morin would like to split Lot 41 and the North half of Lot 40 of Jefferson Addition from Parcel #51-51-358-707-10. Jon Rose, Zoning Administrator has reviewed the request and all of the requirements of the Zoning Ordinance have been met.

Michael Morin said that the property will be sold to the adjacent property owners. Mr. Rose said that the parcel meets all of the zoning requirements without being combined with additional property. If the new owners wish to combine the parcels they can do so at a later date.

MOTION by Ray Fortier, seconded by Cyndy Fuller that the Planning Commission recommend to City Council the approval of the request from Michael & Priscilla Morin Trust to split from parcel #51-51-358-707-10 Lot 41 and the North half of Lot 40 of Jefferson Addition.

MOTION PASSED UNANIMOUSLY

Re-schedule September Worksession

Jay Kilpatrick, Williams & Works will be meeting with the City Council on September 14, 2004 to discuss the Zoning Ordinance Re-write. Three members of the Planning Commission will be attending Citizen Planner Training on Thursday, September 16, 2004 the date that the September Worksession was scheduled for. With Mr. Kilpatrick already being in Manistee on Tuesday and with three members of the Planning Commission unable to attend the Worksession on the 16th arrangements have been made for the Planning Commission to re-schedule the September Worksession to 5:00 p.m. on September 14, 2004.

MOTION by Mary Wittlief, seconded by Tony Slawinski that the Planning Commission change the September Worksession to 5:00 p.m., Tuesday, September 14, 2004 to be held in Room #152, Manistee Middle School, 550 Maple Street.

MOTION PASSED UNANIMOUSLY

UNFINISHED BUSINESS:

Ray Fortier asked about the status of the Open Air Use at the Car Wash on Tenth Street. Mr. Rose said that the owner will hold an auction on September 8th to liquidate the remainder of the lawn ornaments. Mr. Fortier asked if the owner was going to be required to restore the property to its original condition. Mr. Rose said that the owner of the property is trying to sell the business and has not been very cooperative.

OTHER COMMUNICATIONS:

Chairman Yoder read a letter of resignation received from Bob Davis. Mr. Davis has been unable to attend meeting because he has been working out of town. The City Clerk has advertised the position and an appointment could be made at the September 21, 2004 Council Meeting.

October Meeting

Discussion was held by the members in attendance about the October Planning Commission Meeting. Three members will be at Citizen Planner Training that evening. Two members were not in attendance this evening who did not call to say they would be absent which would have resulted in a quorum issue if it were the October Meeting.

MOTION by Cyndy Fuller, seconded by Ray Fortier that the October Planning Commission be changed to Wednesday, October 6th at 7:00 p.m.

MOTION PASSED UNANIMOUSLY

Discussions were held about the demolition of the Army Surplus building on First Street which may result in a new development plan coming before the Planning Commission in the future. Also discussion about the bridge closure scheduled for September.

CITIZEN QUESTIONS AND CONCERNS:

Michael Morin asked if they would be installing a traffic light at Memorial and Washington Streets during the bridge closures. Mr. Rose said that numerous discussions have been held and that they decided to continue using the four way stop.

John Perschbacher asked for clarification on the vacancies. Mr. Perschbacher was under the impression that Mr. Ferguson was asked to resign. Chairman Yoder read a copy of a letter that was sent to Mr. Ferguson by the Mayor asking for his resignation. Mr. Ferguson has not resigned and is still a member of the Planning Commission. David Kelley and Bob Davis have resigned resulting in the vacancies.

WORKSESSION:

The September Planning Commission Worksession will be 5:00 p.m., Tuesday, September 14, 2004 in Room #152, Manistee Middle School, 550 Maple Street. When draft language for the re-write is received from Mr. Kilpatrick it will be forwarded to the members for review.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Tony Slawinski that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 7:45 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary