

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

August 4, 2005

A meeting of the Manistee City Planning Commission was held on Thursday, August 4, 2005 at 7:00 p.m. in the ~~Council Chambers, City Hall, 70 Maple Street~~, Middle School Library, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Sara Bizon, Tamara Buswinka, Greg Ferguson, Ray Fortier, Christa Johnson-Ross, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Mark Wittlief

OTHERS: Jane Tughan (355 Second Street), Brian Whitman (357 Second Street), Carl Skrzynski (The Lockwood Companies), R. Ben Bifoss (Abonmarche), Lee Trucks (453 Second Street), Michael Morin (2267 Merkey Road), Joe LaPorte (930 Tamarack Street), Stacy Johnson (812 Tamarack Street), Joanne Dunbar (914 Tamarack Street), Aaron Wemple (903 Cedar Street), Brad Solberg (925 Tamarack Street), Jim Lent (531 Ninth Street), Brian Veine (515 Ninth Street), Cyndy Fuller (City Council), Dave Carlson (DDA), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant) and Others

Meeting was opened at 7:00 p.m. by Chairman Yoder

PUBLIC HEARING:

Jane A. Tughan - Special Use Permit (Bed and Breakfast).

Ms. Tughan owns the home at 355 Second Street and has applied for a Special Use Permit for a Bed and Breakfast (Four Rooms). Ms. Tughan has submitted a Site Plan for the Planning Commissioners to review and another Public Hearing has been noticed.

Ms. Tughan, 355 Second Street - Ms. Tughan said that she has provided the Site Plan required by the Planning Commission requested and brought in more letter of support (attached). The letters of support includes the three neighboring properties off the alley on Walnut Street. She said that with the three parking spaces arranged for at the Methodist Church she meets the parking requirements.

Brian Whitman, 357 Second Street - Mr. Whitman brought in a list is signatures and a letter in opposition to the proposed Bed and Breakfast (attached) and spoke of their concerns regarding parking, snow removal, the Bed and Breakfast being a hobby and how this business will intrude on them.

THERE BEING NO FURTHER DISCUSSION THE PUBLIC HEARING CLOSED AT 7:04 P.M.

The Lockwood Companies- Special Use Permit (48 unit Apartment Rental Facility). A request has been received from the Lockwood Companies for a 48 unit Apartment Rental Facility. This request is for the two vacant parcels on the North East and North West quadrants of the Tamarack and Twelfth Street intersection.

The Parcel on the North East corner of Tamarack and Twelfth Street (51-51-311-375-11) consists of 2.5 acres. The proposal is for the construction of two buildings. The smaller building will have eight two bedroom units. The larger building will have eight two bedroom units and eight three bedroom units.

The Parcel on the North West corner of Tamarack and Twelfth Street (51-51-311-375-09) is located on 2.6 acres. The proposal is for the construction of two buildings. The smaller building will have eight three bedroom units and an office. The larger unit will have eight three bedroom units and eight two bedroom units.

Carl Skrzynski, The Lockwood Companies - Mr. Skrzynski spoke of the history of their company. They have been in business for 65 years and have been involved in over 1.2 billion dollars of residential real estate in Michigan. They are involved in the development, building and management of their own properties. The proposed development on Tamarack and Twelfth Streets involve construction of 48 units, each unit will have their own individual entry with the second floor units having an enclosed stairway.

Christa Johnson-Ross entered the meeting at 7:08 p.m.

Mr. Skrzynski said that each unit will have a Washer/Dryer hookup, Central Air, Appliances, exterior patio or balcony. They are affordable units and they use MSHDA financing. The units would be delegated for rental qualifications as follows:

<u># of Units</u>	<u>Med Income Range</u>	<u>Income Between</u>	<u>Rental Rates</u>
3	40	\$15,000 - \$19,000	rent starting at \$375
12	45	\$19,000 - \$22,000	\$429 to \$483
24	50	\$22,000 - \$25,000	\$485 to \$547
9	60	\$26,000 - \$29,000	\$520 to \$590

Applicants must meet the income qualifications and if they earn too much money they will not be able to rent.

Ben Bifoss, Abonmarche - Mr. Bifoss presented the site plan, explained the layout of the buildings on the two parcels and the set-back requirements of the Zoning Ordinance. Each parcel has a carport and the carport locations can be changes if needed. There will be enclosed dumpsters, mail kiosks and bike

racks on each parcel. Interior sidewalks are included in the plan. The developer would consider connecting sidewalks when there were sidewalks to connect to.

Mr. Bifoss said Twelfth Street is would be developed to Minor Street standards because it is not currently developed to Major Street Standards. Bike paths are not included at this time but could be added later. Tamarack Street is not in alignment at this time, the developer has designed the project with no access from Tamarack Street.

Mr. Bifoss spoke of the utilities that are available for the project and that they would work with the Fire Department regarding hydrants. Storm water is a potential issue. The grade of the property will be changed and designed to have flows no greater than what is currently there. The plan includes detention ponds on each site. There is no lighting plan, landscaping plan or signage plan at this time.

Lee Trucks, 453 Second Street - Mr. Trucks said this development is for people with young children and he would like to see sidewalks included in the plan.

Michael Moran, 2267 Merkey Road - Mr. Moran said that if children will be living at the proposed development than a playground should be included. Mr. Skrzynski said that there would be room for playground equipment in the landscape plan.

Joe LaPorte - 930 Tamarack Street - Mr. LaPorte expressed his concerns about this type of project. There are \$200,000 homes in the area and this type of project would lower the values of the homes. He has concerns about the wetlands in the area and asked if an Environmental Study has been done. If it has been done he would like to see a copy of the report. He has a problem with water at this time and worries that this development might effect his property. He asked the Commissioners to consider his concerns when making their decision. He feels that there are better areas for this type of development.

Stacy Johnson, 812 Tamarack Street - Ms. Johnson has a young family and is worried about the traffic on Tamarack Street.

Joanne Dunbar, 814 Tamarack Street - Ms. Dunbar has Traffic Concerns. There is a lot of traffic on Tamarack Street because of the School and this development would create more. They need to develop Twelfth Street.

Aaron Wemple, 903 Cedar Street - Mr. Wemple said the traffic on Twelfth Street is terrible and adding this project would create a nightmare. What is the feasibility of this project with so many properties currently for rent in the community? This development is not logical.

Brad Solberg, 925 Tamarack Street - Mr. Solberg said that Tamarack Street is a valid concern and that he hoped the Commissioners take the traffic concerns on Tamarack Street into consideration.

Jim Lent, 531 Ninth Street - Mr. Lent asked why this project was located here not someplace else? This is a single family home area. Carl Skrzynski said that the property is Zoned R-4 and which allows this development. Mr. Skrzynski clarified the layout of the buildings for Mr. Lent.

Mr. Lent likes the area as single family homes and does not feel this project should be placed with single family homes. He feels this project will create a bottleneck traffic problem.

Michael Moran, 2267 Merkey Road - Mr. Moran feels this area is prime for single family homes. If you allow this project then you would be losing the development of single family homes.

Joe LaPorte, 930 Tamarack Street - Mr. LaPorte said Tamarack Street was a dirt road when he purchased his home. The City put a layer of black top and one street light. Will the City have to incur the added costs associated with this project? Will the tenants use Tamarack Street as well as Twelfth Street?

Brian Veine, 515 Ninth Street - Mr. Veine asked the Planning Commissioners what would be the best use for the property? What would be best for the community? He asked the Commissioners to think about that when making their decision.

Stacy Johnson, 812 Tamarack Street - Ms. Johnson asked what would this project do to her taxes?

Two letters were received in response to this request (attached).

THERE BEING NO FURTHER DISCUSSION THE PUBLIC HEARING CLOSED AT 7:51 P.M.

APPROVAL OF MINUTES:

Planning Commission Meeting of July 7, 2005

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the July 7, 2005 Planning Commission Meeting be approved.

With a roll call vote this motion passed 8 to 0.

Yes: Yoder, Bizon, Buswinka, Slawinski, Johnson-Ross, Fortier, Ferguson, Barry

No: None

MEETING MINUTES OF JULY 7, 2005 APPROVED

NEW BUSINESS:

Jane A. Tughan - Special Use Permit (Bed and Breakfast).

A Public Hearing was held earlier in response to Ms. Tughan's request for a for a Special Use Permit for a Bed and Breakfast (Four Rooms). The Planning Commission required a Site Plan from Ms. Tughan to deem her application complete. With receipt of a completed Medium Site Plan another Public Hearing was scheduled for the request.

The Planning Commission cited item #C of the Bed and Breakfast Standards "*The activities of the bed and breakfast shall be operated in such a manner that other residents of the area, under normal circumstances, would not be aware of the existence of the bed and breakfast*" and lack of compliance with dimensional standard requirements as a reason for denial. They felt that the parcel was too small for a Bed and Breakfast (32 feet of Street Frontage -vs- 60 feet required by Zoning) and parking was an issue. Of the six spaces required Ms Tughan was only able to provide three on site parking spaces with three parking spaces located 370 feet away at the Methodist Church.

MOTION by Greg Ferguson, seconded by Ray Fortier to deny the request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street.

With a roll call vote this motion passed 7 to 1.

Yes: Barry, Yoder, Buswinka, Ferguson, Johnson-Ross, Bizon, Fortier
No: Slawinski

REQUEST FOR SPECIAL USE PERMIT DENIED

The Lockwood Companies- Special Use Permit (48 unit Apartment Rental Facility).

A Public Hearing was held earlier in response to a request from the Lockwood Companies for a 48 unit Apartment Rental Facility. This request is for the two vacant parcels on the North East and North West side of Tamarack and Twelfth Streets.

Planning Commissioners spoke of the neighborhoods concerns regarding the request and their desire for additional information.

MOTION by Ray Fortier, seconded by Greg Ferguson to table the request from The Lockwood Companies for a Special Use Permit for a 48 unit Apartment Rental Facility until the September 1, 2005 meeting.

With a roll call vote this motion passed 7 to 1.

Yes: Johnson-Ross, Bizon, Slawinski, Ferguson, Barry, Fortier, Yoder
No: Buswinka

REQUEST FOR SPECIAL USE PERMIT TABLED UNTIL SEPTEMBER 1, 2005

MOTION by Ray Fortier, seconded by Greg Ferguson that the Planning Commission schedule a Worksession for Thursday, August 18, 2005 at 6:00 p.m. in the Council Chambers at City Hall to discuss the request from The Lockwood Companies for a Special Use Permit.

With a roll call vote this motion passed 8 to 0.

Yes: Barry, Bizon, Buswinka, Ferguson, Fortier, Johnson-Ross, Slawinski, Yoder
No: None

SPECIAL WORKSESSION SCHEDULED FOR AUGUST 18, 2005

Election of Secretary remaining 2005 term.

Due to work commitments Mark Wittlief has resigned as Secretary of the Planning Commission. Mark intends to still serve on the Planning Commission. Commissioners will need to appoint a Secretary for the remainder of the 2005 term.

Chairman Yoder asked for nominations for the position of Secretary for the remaining 2005 term.

Ray Fortier nominated Maureen Barry for the position of Secretary.

There being no further nominations, nominations were closed.

With a roll call vote Maureen Barry was appointed as Secretary for the remaining 2005 term by an 8 to 0 vote.

Yes: Slawinski, Yoder, Barry, Bizon, Ferguson, Buswinka, Fortier, Johnson-Ross
No: None

MAUREEN BARRY APPOINTED AS SECRETARY FOR REMAINING 2005 TERM

Recording Secretary

Maureen Barry appointed Denise Blakeslee to act as the Recording Secretary for the remainder of the 2005 term.

DENISE BLAKESLEE APPOINTED AS RECORDING SECRETARY FOR REMAINING 2005 TERM

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

A Public Presentation/Review of Draft Zoning Ordinance has been scheduled for Wednesday, August 24, 2005. This Public Presentation will be held at 6:00 p.m. in the Council Chambers City Hall, 70 Maple Street, Manistee, Michigan.

Draft Copies of the Zoning Ordinance were handed out to Planning Commissioners after the meeting. Copies will be available for review at City Hall prior to the Public Presentation and a copy is available on the City Web Page.

Jon Rose invited the Planning Commissioners and public in attendance to an Open House for City Hall on Saturday, August 20, 2005.

CITIZEN QUESTIONS AND CONCERNS:

Lee Trucks, 453 Second Street - Mr. Trucks spoke of his experience with a nearby Bed and Breakfast.

Carl Skrzynski, The Lockwood Companies - Mr. Skrzynski spoke of the Housing Need Study, how their proposed project would not diminish property values, parking requirements - vs- actual number of cars, zoning regulations and vacant property.

WORKSESSION:

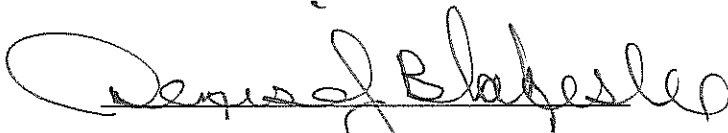
The Planning Commission scheduled a Special Worksession for August 18, 2005.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:07 P.M.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

Date:

To: Manistee Planning Commission

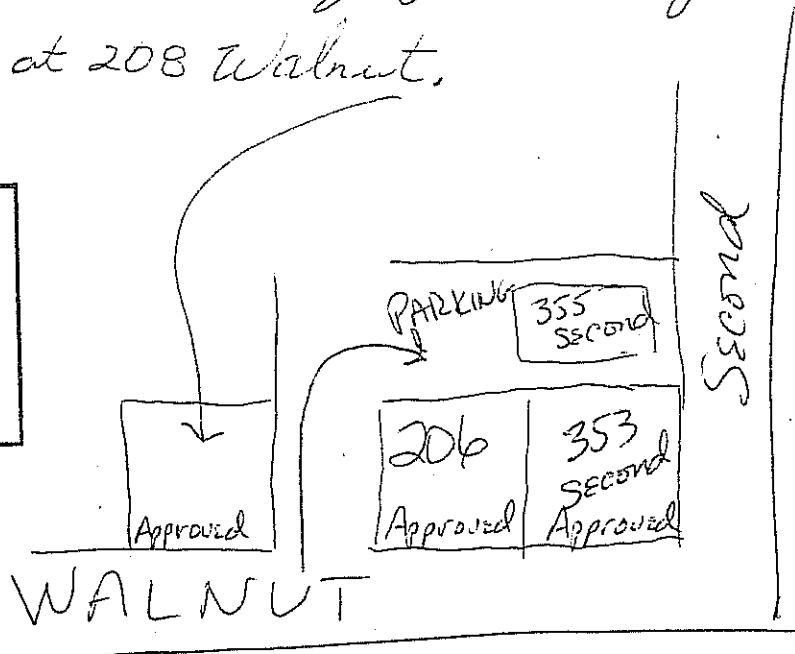
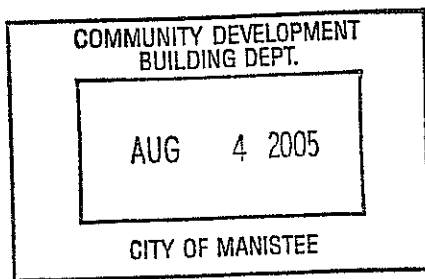
Re: Jane A. Tughan, Special Permit for Bed & Breakfast
355 Second St., Manistee, MI. 49660

To Whom it may Concern:

I don't object to the Bed and Breakfast Opening next door.

Jenit Rogers
723-7410

In addition Cars would have to go down the alley past my House at 208 Walnut.



RE: Proposed Bed and Breakfast (08.03.05)

To Whom It May Concern:

The United States of America, the wonderful country it is, has thrived and succeeded through free enterprise and the trusted resilience of its people to venture into a small business.

Manistee is a beautiful city that has been presented with an opportunity to further expand its welcoming atmosphere by adding a stunning Manistee home to a dossier of wonderful places to rest and relax when visiting our grand city. Manistee is a tourism phenomenon and should continue to strive for becoming the mid-west Mecca of fun and excitement.

Although, few of our fellow neighbors concerns are valid and may be hard pressed to achieve a rise of grave concern. There is no doubt, that the neighborhood will remain safe and cordial. Through teamwork and a common respect already suggested of the neighboring fellows both close residences and the bed and breakfast may flourish and add to the already beautiful portion of the city.

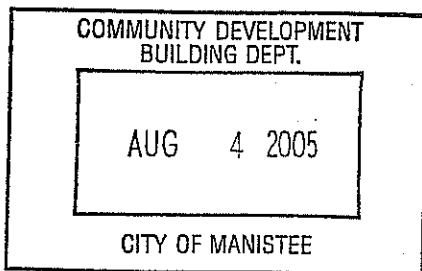
Manistee stands nothing to lose and may in fact have everything to gain by the bed and breakfast's pursuit to further the cities social economy, grasping hold of a powerful and implausible business that will allow the visitors to this great city an opportunity to be surrounded by the kind and decent people of Manistee. My home is adjacent to the proposed business and there is no disagreement or concerns that arise for me personally that would be detrimental to my family, friends or dwelling. The bed and breakfast is searching into the possibility of adding a parking section to its property directly behind my home. The minor inconvenience of alternate parking traffic throughout the winter months may be moderated by this basic addition. Once again this addition to the general area does not open the door to any form of aggravation or concern.

Thank you for your time and consideration to this short message and please consider allowing another prosperous small business to enrich the local market and strengthen the cities economy that much more.

Sincerely,



Ronald P Besiallon
206 Walnut St.
Manistee, MI 49660



June 19, 2005

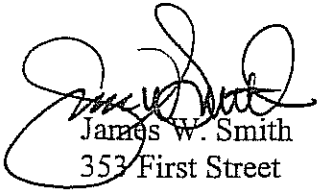
We support the efforts of Jane Tughan to obtain a zoning variance to establish and operate a Bed and Breakfast at 355 Second Street in Manistee.

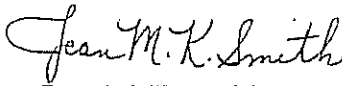
Off road parking that can be provided behind the residence and available parking at a nearby church should relieve concerns over parking on the street. Concerns of parking congestion while "Alternate Parking" is in force are unfounded, as tourism seasons for Manistee end well before the start or end of that period of time. Most of those who choose to park on the street in front of their homes have access to parking behind their homes but choose to use parking where the city provides snow removal as opposed to providing their own behind their homes. The issue of people exceeding speed limits in the area is valid – but our speculation is this is a local resident issue – people from "out of town" tend to look for posted speed signs and observe speed limits where "locals" ignore them. An adjacent multifamily rental property and others nearby with no off-street parking have not been a concern in the past and it should not be now.

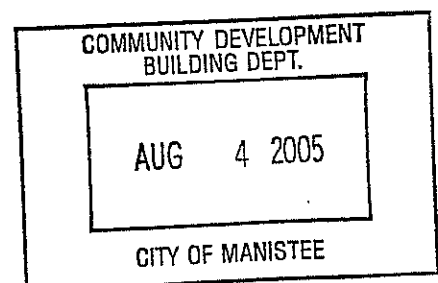
We've noted opposition by "neighbors" of Ms Tughan, but would like to point out the home at issue is barely two blocks from US 31 and most of First Street is zoned commercial. Those who have "even number" addresses have a more congested alley, shared with First Street residents who have commercial vehicle off road parking and numerous "off-street" multifamily occupants. Those voicing objections with addresses between US 31 and Walnut surely were aware of the proximity to US 31 and the businesses behind them when they purchased their property. We suspect the increase in traffic will barely be noticed. We also don't imagine the patrons of a Bed and Breakfast will be very interested in visiting or imposing on neighbors or will violate the privacy of those nearby.

Offering a Bed and Breakfast location close to downtown Manistee would promote commerce and offer easy walking access to the Manistee River Walk and other nearby points of interest. Use of properties to bring tourist into Manistee and promote the quiet and peaceful lifestyle enjoyed by the community should be encouraged. As a four bedroom residence, the property could have been purchased by a family with five or six children and as many vehicles which would have had as much or greater impact on the neighborhood than the requested use. The city, county, and state will also enjoy greater property tax revenue from the property through this activity.

We consider the responsible establishment and operation of the proposed Bed and Breakfast to bring a greater value to the community than liabilities and encourage the City of Manistee to approve this request.

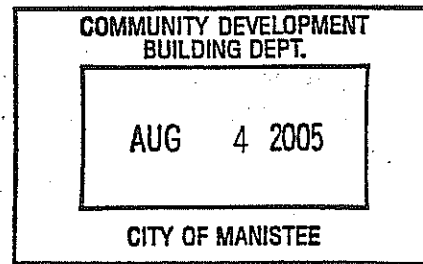

James W. Smith
353 First Street
Manistee, MI 49660


Jean M. K. Smith
353 First Street
Manistee, MI 49660



July 31, 2005

Manistee City Planning Commission
550 Maple Street
Manistee, MI 49660



RE: Request for a Special Use Permit for a Bed and Breakfast by Jane A. Tughan
355 Second Street, Manistee, MI 49660

To Whom It May Concern:

I am writing in full support of this special use permit request. I cannot stress enough how in favor I am of the endeavor being explored by my new neighbor. I feel I am in a position to speak in this matter because I grew up in the hospitality business, as my mother owned a very small five unit motel where the guests sat in our living room to register their stay. I also feel that I am directly affected because my back door is not even 20 ft from the proposed parking area, if there was no privacy fence, I would share a back yard with the property in question.

I live at 206 Walnut Street, and have for a year now. I have three small children that are ages three and under, and I too, have a dog. I feel there is absolutely no threat to my children or household by the guests of the proposed business, for two reasons. One being in my experience, the clientele of a Bed and Breakfast are those of a gentle nature. They want a family style atmosphere with a host that can recommend sights to be seen, merchants to be visited, and a more personal setting. They are not the type to cause harm or disturbance. Secondly, I feel that since meeting my new neighbor, and touring the home, that she plans on having an upper class clientele. The home is filled with antique furniture and an elegant atmosphere, in which I'm sure Ms. Tughan will be interested in protecting by screening her guests, and with the hostess living on site she can monitor the activities of her guests, making sure they do not cause a disturbance, for she will have the right to ask troublemakers to leave her home.

* I will now address the parking issue. I see no problem with Ms. Tughan's idea for a lot in her back yard. In fact, the landscaping she has planned sounds beautiful. I believe I am one of the neighbors that are most directly affected because my home sits on the corner of the alley that her guests will enter at, and being hindered by a narrow alley way any vehicle passing through has no choice but to enter and drive slowly. There seems to be a huge enclosed back porch for guests to mingle if they wish, but in the true nature of a bed and breakfast, guests tend to enjoy there days at area attractions, and use the home only for resting purpose. I believe she paid for her home and should be allowed to create a parking lot regardless of who will use it.

* Lastly, since I've met Ms. Tughan, she has been one of only two neighbors that have even spoke to me since I've lived here, she waves and smiles to my kids and I, and has even offered to stay with our children if ever an emergency should arise, day or night. She even gave my children a quart of blueberries, which are their favorite. Ms. Tughan has shown her like for my family dog, befriending him with dog treats with my permission. She appears to me to have not only a beautiful home and knowledge of the area to offer visiting tourists, but the personality of a woman that would like to prosper


Date:

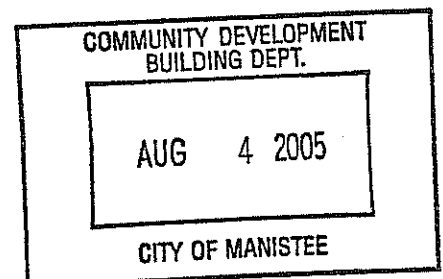
To: Manistee Planning Commission

Re: Jane A. Tughan, Special Permit for Bed & Breakfast
355 Second St., Manistee, MI. 49660

To Whom it may Concern:

I believe that Ms. Tughan's request for a special permit should be granted for operating a bed + breakfast. It will not affect our neighborhood except for increased beauty + value.

Thank you,

Jay Peterson
370 3rd St.
Manistee MI 49660



The following in our Community
oppose the Bad! Breakfast
at 355 2nd str.

Michael William 113 Walnut

~~Bruce Whitman~~
Name

357 2nd St.

ADDRESS

1.) Jessica Beaudrie

340 2nd Str.

2) DAVID LORENZ

346 2ND ST.

PAUL BURNS

343 2ND ST 723-2036

Colleen Grande

351 Second St

351 Second St

723-2763

Jane Rice

365 2ND ST.

398-3009

Manistee,

Michael Howard

Same

365 2ND ST

Manistee, MI.

Allyssa Hoffman

361 second st

Josh Kipker

354 2nd st

Manistee, MI 49660

(616) 634-8988

FIRST

PROPERTIES CO.

39555 Orchard Hill Place, Suite 600
Novi, MI 48375
Phone (248) 305-6481
Fax (248) 347-1883

August 1, 2005

Mr. Jon Rose
City of Manistee
70 Maple Street
P.O. Box 358
Manistee, MI 49660

RE: New Apartment Development
Manistee, MI

Dear Jon:

I am in receipt of your letter dated 7-28-05 concerning the hearing for the proposed 48 unit apartment development to be built by Lockwood Companies.

We are familiar with the Lockwood Companies and although they are well respected and fine developers, we have a concern that the apartment market in Manistee may become overbuilt if this project is allowed. It is possible that that our 48 unit property, Cherry Hill Apartments may be negatively impacted by this development. We have struggled with our occupancy since last year and have just got it to a satisfactory point.

We know that two new 48 unit MSHDA developments for seniors and family have been built in Manistee recently and question the need for another MSHDA financed 48 unit development.

Yours truly,

First Properties Co.
Barry A. Ludwig
Barry A. Ludwig,
President

