

## **CITY OF MANISTEE PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

### **MEETING MINUTES**

May 1, 2014

A meeting of the Manistee City Planning Commission was held on Thursday, May 1, 2014 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Mark Wittlieff, Roger Yoder

Members Absent: Marlene McBride (excused)

Others: Denise Blakeslee (Planning & Zoning Administrator)

#### **APPROVAL OF AGENDA**

Motion by Ray Fortier, seconded by Mark Wittlieff that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Crockett, Dean, Fortier, Wittlieff, Yoder

No: None

#### **APPROVAL OF MINUTES**

Motion by Ray Fortier, seconded by Dave Crockett that the minutes of the April 3, 2014 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Dean, Fortier, Barry, Crockett, McBride, Wittlieff, Yoder

No: None

#### **PUBLIC HEARING**

None

## **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

## **NEW BUSINESS**

### **PC-2014-04 – Roy E. Henderson, Parcel Split Request**

A Request has been received from Roy E. Henderson for a Parcel Split using the legal description from the Quit Claim Deed from the State of Michigan to Roy E. Henderson recorded at the Register of Deeds office on November 15, 2012 from parcel #51-174-708-09 owned by the State of Michigan (former State Police Post).

Mr. Henderson purchased 9.36 acres +/- of parcel #51-174-708-09 from the State of Michigan in 2012. Staff has been working with the City Attorney, Mr. Henderson and the State to obtain the necessary paperwork to process the parcel split.

The property that Mr. Henderson purchased does not have frontage on U.S. 31. A site plan prepared by Midwestern Consulting dated 2/13/14 Job No. 05268-68329 shows that an easement exists over parcel #51-101-275-03 (A Storage Inn) that provides the necessary access to the property as required in Section 510 Access to Public Streets.

The remaining portion of the State Police Post property has been reviewed for compliance with the Zoning Ordinance. Staff has determined the requirements of the ordinance have been met except for minimum lot width (street frontage). The split did not create this condition; the parcel has been and will continue to be a legal non-conforming parcel with regards to street frontage.

The parcel that Mr. Henderson purchased has been placed on the tax roll (using the legal description from the Quit Claim Deed) and has been assigned Parcel Code #51-174-708-10. Until approval has been received from the Planning Commission and City Council Mr. Henderson is unable to lease or expand the use of the property.

Motion by Maureen Barry, seconded by Ray Fortier that the Planning Commission recommend to City Council to approve the request from Roy E. Henderson for a Parcel Split using the legal description from the Quit Claim Deed from the State of Michigan to Roy E. Henderson recorded at the Register of Deeds office on November 15, 2012 from parcel #51-174-708-09 owned by the State of Michigan.

With a Roll Call vote this motion passed 6 to 0.

Yes: Wittlieff, Dean, Fortier, Barry, Crockett, Yoder

No: None

## **OLD BUSINESS**

None

## **PUBLIC COMMENTS AND COMMUNICATIONS**

None

## **CORRESPONDENCE**

None

## **STAFF/SUB-COMMITTEE REPORTS**

**Denise Blakeslee, Planning & Zoning Administrator** – In the past the Planning Commissioners have taken a bus tour during their May Worksession. Staff asked the Commission if they wanted to postpone the tour until a Worksession in the fall. Since the Commission decided to postpone a bus tour until the fall, the commission discussed cancelling the May 15<sup>th</sup> Worksession.

MOTION by Dave Crockett, seconded by Mark Wittlieff that the May 15, 2014 Worksession be cancelled.

With a Roll Call vote this motion passed 6 to 0.

Yes: Wittlieff, Dean, Fortier, Barry, Crockett, Yoder

No: None

Ms. Blakeslee spoke to the Commissioners about the *Framework for our Future: A regional prosperity Plan for Northwest Michigan* events that the Northwest Michigan Council of Governments is working on with private, public and non-profit partners to develop a regional resource that will aid communities that choose to address housing, transportation, recreation and other regional issues.

## **MEMBERS DISCUSSION**

Commissioner Wittlieff noted that they broke ground on the Meijer store.

The Planning Commission will hold a Worksession on May 15, 2014 **CANCELLED**

The next regular meeting of the Planning Commission will be held on Thursday, June 5, 2014

## **ADJOURNMENT**

Motion by Ray Fortier, seconded by Dave Crockett that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:32 pm

MANISTEE PLANNING COMMISSION

---

Denise J. Blakeslee, Recording Secretary