

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 2, 2017

A meeting of the Manistee City Planning Commission was held on Thursday, March 2, 2017 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

ROLL CALL

Members Present: Maureen Barry, Aaron Bennett, Ray Fortier, Marlene McBride, Bob Slawinski, Mark Wittlieff, Roger Yoder

Members Absent: None

Others: David Levitt (Third Coast Development), Tyler Leppanen (DDA Director), Bob Daniels (59 Smith Street), Chip Goodspeed (301 Cypress Street), Mike Szymanski (332 Fifth Street), Dr. Borenitsch (394 & 415 River Street), Jeff Gordon (411 River Street), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Bob Slawinski that the agenda be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Barry, Bennett, Slawinski, Yoder Fortier, McBride, Wittlieff
No: None

APPROVAL OF MINUTES

Motion by Roger Yoder, seconded by Marlene McBride that the minutes of the February 2, 2017 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Yoder, Bennett, Fortier, Barry, Slawinski, McBride, Wittlieff
No: None

Motion by Roger Yoder, seconded by Bob Slawinski that the minutes of the February 9, 2017 Site Plan Review Committee meeting be approved with the removal of the specific number of one and two bedroom apartments for the Hollander Development, 400 River Street project because the numbers do not correspond with the floor plans submitted.

With a Roll Call vote this motion passed 3 to 0.

Yes: Yoder, Slawinski, Wittlieff
No: None

PUBLIC HEARING

PC-2017-03, Hollander Development, 400 River Street – Request for a Planned Unit Development

Staff received notification from the applicant asking that their request be put on hold until further notice. If the applicant wishes to move forward with the request, the request will be re-noticed.

Chair Wittlieff opened the Public Hearing at 7:03 pm

Commissioner Barry and Commissioner McBride declared a conflict of interest as members of the Senior Center Board of Directors and took a seat in the audience.

PC-2017-04, TC 160 Memorial LLC, 160, 170 & 172 Memorial Drive, 163 & 169 Taylor Street – Request for a Planned Unit Development

A Public Hearing has been scheduled in response to a request from TC 160 Memorial LLC for a Special Use Permit for three phased Planned Unit Development that would divide existing market into two units (Senior Center – Place of Public Assembly Large /Grocer Tenant - Retail), construct two Mixed Use Buildings (42 Residential Units/Commercial Space/Covered Parking) Phase II and III.

The applicant shall present any comments and explanation of the case.

David Levitt, Third Coast Development – They have a contract to purchase the property; the plans are for a Senior Village that includes the Senior Center, a grocer tenant, add two residential/commercial buildings. They need this approval for an April submission to MSHDA. The units will be for seniors which is anyone 55 years and older, they are income based with a cap of \$22,000 of annual income. The Senior Center already have a waiting list with 60 names on it for the units 42 are from City Residents, 12 are from people living in the County and 6 are out of the area. The second residential/commercial building will not be constructed until the lease with the current tenants expires (five years). They have not determined at this time if the second building would be income based. They operate under the Fair Housing Act and their requirements. There will be entry systems into the apartments and they will have a local property manager who will work onsite 40 hours a week and be on call.

Denise Blakeslee, Planning and Zoning Administrator presented her report to the commission. The application before the commission is for a Planned Unit Development which allows for flexibility for projects. There are four parcels relating to this request. Upon preparing the survey a vacation order was found for that portion of Fillmore Street East of Jefferson Street. The applicant has included that property in the site plan. The property has been combined into one parcel which was a condition that staff was going to place on the request. The updated narrative includes the information that in the

future the applicant would be coming back to divide the PUD into four properties As the property is phased out in the future there will be requests to split the property into separate parcels as needed.

This project involves three main components

Phase I

- The existing building/former Oleson's market will be divided into two units
 - A new facility for the Senior Center 19,920 sq. ft. (Place of Public Assembly Large)
 - A grocer tenant will lease the remaining 17,885 sq. ft

Phase II

- A new Mixed Use Building
 - 42 Residential Units (2nd, 3rd and 4th floor)
 - 1,000 sq. ft of commercial space (1st floor)
 - 22 covered parking spaces

Phase III

- Demolition of existing building (Family Dollar/Redeemed Resale Shop)
- Construct a new Mixed Use Building
 - 42 Residential Units (2nd, 3rd and 4th floor)
 - 4,000 sq. ft of commercial space (1st floor)
 - Covered parking spaces

The applicant is not required to provide any off street parking spaces under Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H which reads:

H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums.

Staff reviewed the parking against the standards of the ordinance as if parking were required and determined that the proposed plan would require between 213 and 221 spaces depending if the commercial space were retail or office use. The plan proposes 219 spaces.

Initial review by the City Engineer, DPW Director and Fire Department included some items that needed to be addressed. The final site plan and site engineering plan has address all outstanding items and includes the requirement to purchase Knox Box/key boxes on every building at their expense to allow for fire department access.

The applicant has addressed all outstanding concerns by staff. The resolution for approval that has been drafted does not include any conditions for approval of the Special Use Permit for a Planned Unit Development.

Correspondence received in response to the request was given to the commissioners

- Jane East & Stephen Wailes, 2108 S. Georgetown Road, Bloomington, IN
- Sally Chapman - Email

Chair Wittlieff opened the hearing for public comments

Tyler Leppanen, DDA Director - Expressed three concerns from the DDA. 1) traffic flow and congestion, they are asking the planning commission to require a traffic study; 2) the size and height of the buildings and compatibility with the district; 3) density with 84 housing units; expressed parking concerns and the impact on the Farmers Market and spoke of the impact the project may have on property owners renovating their buildings for residential use in the downtown on the second floor. The DDA is requesting that the Planning Commission table the request until the developer addresses their concerns.

Bob Daniels, 59 Smith Street – The Senior Center has had preliminary discussion with the Farmers Market about moving the farmer’s market to their facility with the market held outside during the warmer months and holding in indoors in the winter if they can find vendors. The dwelling units are in easy walking distance to the downtown for their occupants. They would be bringing back a grocery store to the City that is not currently available since Oleson’s closed.

Chip Goodspeed, 301 Cypress – Expressed his support of the project.

Mick Szymanski, 332 Fifth Street – Moved back to Manistee and believes this is a wonderful project. Spoke of the value of the Senior Center to the community and this facility allows them to expand their services. Bringing back a grocer as part of the project is a win – win. Delaying the request because of the concerns expressed by the DDA may spoil the deal. Parking works both ways.

Dr. Borenitsch, 394 & 415 River Street – Expressed his full support of this project. Can’t see this project generating more traffic than when Oleson’s operated out of the whole building. Senior Citizens are not going to rent second floor apartments downtown because of the stairs, this building fits with the Condos and brewery building.

There being no additional comments from the public in attendance, Chair Wittlieff closed the public hearing at 7:50 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2017-04, TC 160 Memorial LLC, 160, 170 & 172 Memorial Drive, 163 & 169 Taylor Street – Request for a Planned Unit Development

Commissioner Barry and Commissioner McBride declared a conflict of interest as members of the Senior Center Board of Directors earlier and continued to sit in the audience.

A Public Hearing was held earlier in response to a request from TC 160 Memorial LLC for a Special Use Permit for Planned Unit Development.

MOTION by Roger Yoder, seconded by Ray Fortier to adopt the resolution to approve a Special for three phased Planned Unit Development **Phase I** The existing building/former Oleson’s market will be divided into two units (A new facility for the Senior Center 19,920 sq. ft. - Place of Public Assembly Large/ A grocer tenant 17,885 sq. ft – retail); **Phase II** A new Mixed Use Building (42 Residential Units/ 1,000 sq. ft. of commercial space/22 covered parking spaces); **Phase III** Demolition of existing building (Family Dollar/Redeemed Resale Shop), Construct a new Mixed Use Building (42 Residential Units/4,000 sq. ft of commercial space/Covered parking spaces) as shown on site plan prepared by Integrated Architecture, Job No 20160916, Dated February 22, 2017 and Spicer Group Project Number 124405SG2017, Dated February, 2017.

With a Roll Call vote this motion passed 5 to 0 with Commissioners Barry and McBride Abstaining due to a conflict of interest.

Yes:	Slawinski, Fortier, Yoder, Bennett, Wittlieff
No:	None
Abstained:	Barry, McBride

Commissioners Barry and McBride returned to their seats on the commission.

Chair Wittlieff called for a five minute recess.

PC-2017-05 – Jeff Gordon/ISO Grand Rapids Real Estate VI LLC, Parcel Split and Combination Request

A request has been received from Jeff Gordon owner of the building at 411 River Street and ISO Grand Rapids Real Estate VI LLC owner of the parking lot to the east of 411 River Street for a Parcel Split and Combination. The request will address an adverse possession/encroachment claim as submitted with survey prepared by Nordlund and Associates, Inc. File S17-002 (corrected drafting error) Dated February 16, 2017.

The request was reviewed by the Commissioners.

MOTION by Aaron Bennett, seconded by Bob Slawinski to recommend to City Council to approve the request from Jeff Gordon/ISO Grand Rapids Real Estate VI LLC, for a Parcel Split and combination to transfer a narrow strip of property to address adverse possession/encroachment claim as submitted with survey prepared by Nordlund and Associates, Inc. File S17-002 (corrected drafting error) Dated February 16, 2017.

With a Roll Call vote this motion passed 7 to 0.

Yes:	Yoder, Slawinski, Fortier, Barry, Bennett, McBride, Wittlieff
No:	None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee asked the Commissioners if they would reschedule the November 2nd meeting to Wednesday November 1st since she would be unable to attend the meeting.

MOTION by Marlene McBride, seconded by Maureen Barry that the November 2, 2017 Planning Commission meeting be rescheduled to Wednesday, November 1, 2017.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Fortier, Barry, Yoder, Bennett, McBride, Wittlieff
No: None

MEMBERS DISCUSSION

Commissioner Fortier congratulated the Senior Center on their project.

Commissioner Barry and McBride thanked the commission for their support of the Senior Center Project.

Chair Wittlieff thanked staff for their work and the commission for passing the project.

The next regular meeting of the Planning Commission will be held on Thursday, April 6, 2017

ADJOURNMENT

Motion by Ray Fortier, seconded by Bob Slawinski that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:15 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary