

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 7, 2017

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

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

ROLL CALL

Members Present: Maureen Barry, Aaron Bennett, Marlene McBride, Bob Slawinski, Roger Yoder

Members Absent: Ray Fortier (excused), Mark Wittlieff (excused)

Others: Lee Pizana (Pizana Construction), Mark Cleaver (Lighthouse Landings), Cory Jankowski (Jankowski Construction LLC), Denise Blakeslee (Planning & Zoning Director) and others

Staff is requesting the agenda be amended to add Lighthouse Landings PUD amendment and Robert Mattice, 506 Fourth Street – Accessory Structure Architectural Compatibility to the agenda under New Business.

APPROVAL OF AGENDA

Motion by Roger Yoder, seconded by Bob Slawinski that the agenda be approved with Lighthouse Landings PUD amendment and Robert Mattice, 506 Fourth Street – Accessory Structure Architectural Compatibility being added to the agenda under New Business.

With a Roll Call vote this motion passed 5 to 0.

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

APPROVAL OF MINUTES

Motion by Bob Slawinski, seconded by Marlene McBride that the minutes of the August 3, 2017 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

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

PUBLIC HEARING

PC-2017-11 River Parc Place II LLC (Edgewater), 80 Washington Street - Special Use Permit for Multi Family Dwelling that replaces Special Use Permit for a Planned Unit Development.

A request has been received from River Parc Place II (Edgewater) for a Special Use Permit for a fourteen (14) to eighteen (18) Unit Multi Family Dwelling that replaces the current Special Use Permit for a Planned Unit Development consisting of 18 residential units with two tenant commercial spaces at 80 Washington Street.

Vice-Chair Barry, opened the Public Hearing at 7:04 pm

Denise Blakeslee, Planning and Zoning Director - On April 7, 2016 the Planning Commission approved a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure. During development the developer wanted to convert the two commercial spaces into garages for their tenants. Staff and the City Attorney reviewed Section 1870 Planned Unit Development and amending the PUD is not an option since the result would not have originally met the requirements to request a PUD. On May 4, 2017 the applicant applied for a Zoning amendment that removed the two issues that need to be addressed for the developer to request a Special Use Permit under Section 1832 Dwelling, Multiple Unit. The Planning Commission recommended approval for the amendment at their June 1, 2017 meeting, it was then sent to City Council where it was adopted on July 28, 2017.

With the amendment in place the applicant can now request to replace the Special Use Permit for a PUD with a Special Use Permit for Dwelling, Multi Family for 14 – 18 units. No changes will be made to the site plan. There were two conditions placed on the PUD that have been met by the developer and there are not additional conditions to the permit recommended by staff.

There were no comments from the public in attendance or correspondence received in response to the request. Vice Chair Barry closed the public hearing at 7:07 pm

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2017-11 River Parc Place II LLC (Edgewater), 80 Washington Street - Special Use Permit for Multi Family Dwelling that replaces Special Use Permit for a Planned Unit Development.

A public hearing was held earlier in response to the request from River Parc Place II (Edgewater) for a Special Use Permit for a fourteen (14) to eighteen (18) Unit Multi Family Dwelling that replaces the current Special Use Permit for a Planned Unit Development consisting of 18 residential units with two tenant commercial spaces at 80 Washington Street.

MOTION by Marlene McBride, seconded by Aaron Bennett that the Planning Commission adopt a resolution to approve the request from River Parc Place II (Edgewater) for a Special Use Permit for a fourteen (14) to eighteen (18) Unit Multi Family Dwelling that replaces the current Special Use Permit for a Planned Unit Development consisting of 18 residential units with two tenant commercial spaces at 80 Washington Street.

With a Roll Call vote this motion passed 5 to 0.

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

PC-2017-12 - Mark Mathewson, 517 Fourth Avenue – Accessory Structure Architectural Compatibility

Mark Mathewson would like to construct a detached garage that is 20 feet in height. Under Section 515.D of the Zoning Ordinance Mr. Mathewson is requesting a higher structure to achieve architectural compatibility with the principal building. The Ordinance limits accessory buildings to 18 feet in height.

Lee Pizana is the contractor for Mr. Mathewson and he answered questions of the commission.

MOTION by Aaron Bennett, seconded by Bob Slawinski that the Planning Commission approve the request from Mark Mathewson to allow the construction of an accessory structure 20 feet in height to achieve architectural compatibility with the principal building as allowed under section 515.D of the Zoning Ordinance.

With a Roll Call vote this motion passed 5 to 0.

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

PC-2017-13 – Lighthouse Landings PUD - Streets

Commissioner Barry lives at Lighthouse Landings and as a resident has declared a conflict of interest and removed herself to the audience and abstained from discussion and voting. With the Absence of the Chair and the Vice Chair declaring a conflict of interest the commission needed to appoint a member to act as chair for the request.

Motion by Marlene McBride, seconded by Bob Slawinski that Roger Yoder be appointed to act as Chair for deliberation on the request from Lighthouse Landings. With a unanimous voice vote Roger Yoder took the seat as Acting Chair for discussion on the request.

Lighthouse Landings Condominium project was constructed under a Planned Unit Development (PUD) in 1996. In 1999 the PUD was amended to include the three acres to the South. The streets in the project were designed to meet the standards for public streets and were included in the Act 51 Street Map as public streets. The City has plowed and maintained the streets since the project started. It has been discovered that the streets had never been formally dedicated to the City.

Mark Cleaver, President of the Homeowners Association for Lighthouse Landings answered questions for the Commission.

MOTION by Bob Slawinski, seconded by Marlene McBride that Planning Commission accepts Landings Boulevard, Lighthouse Way North, Lighthouse Way South and Lighthouse Circle as public streets and they will be noted as such in the PUD for Lighthouse Landings and the request for dedication be forwarded to City Council.

With a Roll Call vote this motion passed 4 to 0 with Vice Chair Barry abstaining due to a conflict of interest.

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

Vice Chair Barry resumed her seat.

PC-2017-14 Robert Mattice, 506 Fourth Street - Accessory Structure Architectural Compatibility

Dr. Mattice would like to enlarge the existing accessory building at 506 Fourth Street from 10 x 12 to 26 x 26. As the project is moving forward it has been discovered that for the building to match the existing roof pitch of the home the finished height of the accessory building will be 21 feet. He is asking for the increase in height from 18 feet to 21 feet under Section 515 Accessory Buildings and Structures, item D to achieve architectural compatibility with the principal building.

Cory Jankowski, Jankowski Construction LLC answered questions as Mr. Mattice's contractor for the project.

MOTION by Roger Yoder, seconded by Bob Slawinski that the Planning Commission approve the request from Robert Mattice to allow the construction of an accessory structure 21 feet in height to achieve architectural compatibility with the principal building as allowed under section 515.D of the Zoning Ordinance.

With a Roll Call vote this motion passed 5 to 0.

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

OLD BUSINESS

Recommended minimum bid for surplus city owned property

On July 6, 2017 the Planning Commission determined that vacant city owned property should be offered for sale. The City Assessor has reviewed the properties and has established a price for the properties. Under Policy CP-3 the Planning Commission is only consulted when properties of vacant or occupied land which have no future value or use by the City.

Ms. Blakeslee reviewed the recommendations from the City Assessor with the Commissioners.

MOTION by Roger Yoder, seconded by Marlene McBride that the Planning Commission concurs with price established by the City Assessor for the following surplus city owned properties that do not fall into an anticipated use category as follows:

\$2,000	Parcel #51-146-707-12
\$1,000	Parcel #51-349-712-02
\$3,500	Parcel #51-364-712-01
\$18,000	Parcel #51-612-373-15
\$2,000	Parcel #51-764-711-01
\$3,800	Parcel #06-424-702-05 (Filer Township)

AND recommend that City Council market the following properties and industrial properties (Lot 12 & 13 in the City and Industrial Properties in Manistee Township) with a Broker for sale and utilize appraisals and rates established by the Broker for sale.

Parcel #51-211-105-01 Accessed from Sixth Avenue frontage on Manistee River Channel
Parcel #51-260-703-15 Buildable Lot on Monroe Street
Parcel #51-260-703-17 Buildable Lot on Monroe Street

With a Roll Call vote this motion passed 5 to 0.

Yes: Slawinski, Yoder, Bennett, McBride, Barry
No: none

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Members were given a copy of the Draft US 31 Corridor Plan.

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – A memo was sent to the Commissioners in response to several requests from residential property owners for curb cuts beyond the 20 foot maximum width. This was forwarded to begin discussion to see if a change should be made to the ordinance. The Commission began discussion about curb cuts and will review additional information provided by staff and continue discussion at a future meeting.

MEMBERS DISCUSSION

Commissioner Yoder asked about training. Ms. Blakeslee offered to schedule webinars for members who do not have the internet at home.

Commissioner McBride thanked staff and the public in attendance.

The next regular meeting of the Planning Commission will be held on Thursday, October 5, 2017

ADJOURNMENT

Motion by Roger Yoder, seconded by Marlene McBride that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:46 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary