

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 7, 2019

A meeting of the Manistee City Planning Commission was held on Thursday, March 7, 2019 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Bob Slawinski, Michael Szymanski, Marlene McBride, Roger Yoder, Pamela Weiner and Mark Wittlieff

Members Absent: Rochelle Thomas

Others: Tamara Buswinka (City Zoning Administrator), Robert Carson (Planning & Zoning Director), Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

MOTION by Commissioner Slawinski, seconded by Commissioner Szymanski that the agenda be approved as prepared.

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

Yes: Szymanski, Slawinski, Yoder, Weiner, McBride and Wittlieff

No: None

APPROVAL OF MINUTES

MOTION by Commissioner McBride, seconded by Commissioner Yoder that the minutes for the February 14, 2019 Planning Commission Meeting be approved as prepared.

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

Yes: Szymanski, Slawinski, Yoder, Weiner, McBride and Wittlieff

No: None

PUBLIC HEARING

There was no public hearing.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Theodore Doty, 112 Ford St, Mr. Doty addressed his concerns regarding the proposed Hillcrest PUD Plan. He, along with neighboring residents, have concerns regarding the possible increase of entrance/exit traffic onto Ford Street and the apartment project being public housing. Commissioner Szymanski stated this is not a public housing complex but rather a work-force housing. Residents will have to qualify with the proof of employment. Mr. Doty inquired about on-site management. A public hearing to answer this and many other questions will be held on March 20th at 7 pm in the City Council Chambers. Mr. Doty stated a church may have been located on this property back in the 1800's. If a cemetery was located on the property construction should be aware and show respect if anything is found. Commissioner Slawinski stated extensive excavating has already been done on the site with past structures and projects, with nothing found.

Ms. Buswinka explained the difference between zoning administration and planning. A zoning administrator looks at the ordinance to be sure an application is complete and in compliance with the ordinance. The city planner is someone who looks at the larger picture and will evaluate the site in regard to traffic circulation, landscaping, amenities, and how the proposed project relates to the existing neighborhood. Because the City does not have a professional planner on staff, the Planning Commission performs this function but does so without professional assistance.

SPECIAL PRESENTATION(S)

There were no Special Presentations.

NEW BUSINESS

Discussion on the Proposed Amendment to Article 5 Section 514 (E) Parking, bike Parking and Sidewalks

The Tabernacle Church is seeking an amendment on their approved Special Land Use Permit for pervious paving material, specifically the use of grass pavers. The ordinance allows for this type of paving material with the parking standards stating parking spaces are to be painted. Due to the grass needing care, painting would be a repeated process. Amending the zoning ordinance to allow the zoning administrator to work with the applicant to mark the parking spaces in a different manner to achieve orderly parking is an option. Some orderly parking options are to have a parking attendant or reflectors in the grass. The action for this will be accomplished at the Special Meeting on March 20, 2019, 7 pm.

The original Tabernacle Church plan did not include an entrance/exit off Hancock Street. The revised plan does include an entrance/exit off Hancock Street. The Site Plan Review Committee recommended the entrance/exit off Hancock Street keep the curb cut with Hancock Street being an *Exit Only*. First Street is to remain an entrance/exit.

Discussion on the Proposed Hillcrest PUD Site Plan

The Public Hearing for the Hillcrest PUD Site Plan project is set for Wednesday, March 20, 2019. Ms. Buswinka stated contact to area residents have been made via mailed notices and all necessary steps for the Public Hearing have been met. At this time, there are no zoning items that need to be addressed. A few minor issues from the DPW, engineer, police and fire department have been resolved. Eric Mariner, Hollander Development architect, and the PC members reviewed the site plan via overhead screen. Different aspects of the plan were discussed including disposal placement to the fire hydrant, parking, building elevation to the streets, signage etc. Mr. Mariner will take back 3 questions for the developing corporation.

1. On-site management 2. Entry to the site 3. History of the site

OLD BUSINESS

- 1) Olga Street Vacation Recommendation to City Council
MOTION by Commissioner Szymanski, seconded by Commissioner Slawinski for recommendation to have City Council approve the Olga Street vacation.

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

Yes: Szymanski, Slawinski, Yoder, Weiner, McBride and Wittlieff

No: None

PUBLIC COMMENTS AND COMMUNICATIONS

Gary Niesen, 296 10th Street, thanked the Planning Commission for this process but voiced disappointment that the 3 involved property owners were required to spend their own dollars to obtain a survey and legal description of city property.

The Olga Street Vacation recommendation form will be submitted to the City Council for either their March or April meeting.

CORRESPONDENCE

None

STAFF

None

MEMBERS DISCUSSION

The City Planning Commission welcomed Pamela Weiner as a new member.

ADJOURNMENT

MOTION by Commissioner Yoder, seconded by Commissioner Szymanski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:47 pm.

The next regular meeting of the Planning Commission will be held on Thursday, April 4, 2019.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary