

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

December 5, 2019

A meeting of the Manistee City Planning Commission was held on Thursday, December 5, 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, Rochelle Thomas, Roger Yoder and Mark Wittlieff

Members Absent: Pamela Weiner and Marlene McBride

Others: Kyle Storey (City Zoning Administrator), Mike Szokola (GIS/Planner 1) and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Mr. Storey amended the agenda under VII, New Business, 537 Cypress Street – Special Use Permit: replace “Site Plan Size Requirements” with “Discussion”, under XI Staff Reports, remove “Housing Discussion – Directive towards Zoning Ordinance Amendments” and add “Citizen Planner Update” after “City DDA Meeting”.

Motion by Commissioner Thomas, second by Commissioner Szymanski to approve the December 5, 2019 Agenda as amended.

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

Yes: Slawinski, Szymanski, Thomas, Yoder and Wittlieff

No: None

APPROVAL OF MINUTES

Chair Wittlieff wished to amend the November 7, 2019 meeting minutes, under Approval of the Minutes, roll call vote, to replace Szymanski and with Slawinski.

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the November 7, 2019 Planning Commission Meeting minutes as amended.

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

Yes: Slawinski, Szymanski, Thomas, Yoder and Wittlieff

No: None

PUBLIC HEARING

537 Cypress Street – Special Use Permit

Public hearing opened at 7:04 pm

Brian Krus, 1236 Red Apple Road and 290 Eighth Street, asked for 2 requests. He requested the approval of his SUP as is. The site plan has been completed as requested and paid in full by a licensed engineer. He listed the upgrade renovations that have been done to the building. The entrance and curbing were done by the Department of Transportation to their standards when US 31 was expanded. There have been about 8 different types of business prospects showing an interest in the building. The second request is to amend the zoning ordinance of R-2 Medium Density for commercial buildings on a Key Street segment on US 31 with the removal of the need for a SUP. The different uses being explored are professional service office or retail business.

Staff comments: the building currently has 6 parking spaces. The ordinance has square footage requirements of so many parking spaces for certain types of businesses. Some businesses require a few spaces while another will require double the amount. Overflow parking spaces in the area or off street will need to be made available for this business. The establishment has had no business in it for over a year and there is no grandfather clause in the ordinance pertaining to this. They have complied with all city requests.

There was no public comment.

Public hearing was closed at 7:29 pm.

266/270 Third St – Zoning Ordinance Amendment

Public hearing opened at 7:30 pm

Chair Wittlieff removed himself from this public hearing due to a conflict of interest. The meeting resumed under Vice Chair Slawinski.

Mike Kamaloski, 3903 Lakeshore Dr, announced his supporting team, gave a history of Manistee's past boat assembly business and the desire to initiate a boat assembly back into Manistee. The site plan was reviewed, and the production plan was explained. The company's support will rely on services from local businesses. His request is to have an amendment along a Key Street segment to allow the facility to operate.

Staff comments: the request is for a zoning ordinance amendment not a request for a SUP. The applicant is looking for a recommendation from the Planning Commission to move forward to the City Council the request to amendment under Section 1, Article 3 and Article 9 and Section 2 which would allow this operation along a Key Street segment. Mr. Storey reviewed the draft zoning ordinance amendment.

There was no public comment.

Public hearing was closed at 7:50 pm.

The meeting was resumed under Chair Wittlieff.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Mr. Storey read written correspondences regarding the 537 Cypress Street SUP.

Jessica Stallings, 324 Sixth St, wrote support of a business being allowed at this location. She stated it is better to have a business come into town and occupy a building rather than having it stand empty.

John Tucha, 282 Sixth St, wrote in support of the business and stated this is positive community growth. He communicated that empty buildings are not appealing to the area.

Jason Coopshaw, business owner in the Maxwell Town neighborhood, wrote in support of allowing a business to occupy a vacant building. He understands policies but hopes the Commission would work with people who are trying to offer more to the city by trying to keep businesses in the area.

Susanne Loeffler, 535 Cypress St, supports the empty building having the opportunity to be used. She has no problem with any business that wishes to be located in this building and hopes the city will welcome the job opportunities this would bring to the community.

NEW BUSINESS

537 Cypress Street – Special Use Permit: Discussion

Mr. Storey stated there are 4 different uses listed on the application; retail business, convenience store, professional office and professional services. Each has their own requirements. Signage has not been thoroughly discussed. The building's frontage signage and clear vision sign may be an issue if there is more than 1 business occupying it. The road signage must allow clear vision lane at all times.

Commissioner Szymanski motioned to accept the SUP as written with grandfather for parking and signage but any other changes to the building or signage must come back to the Planning Commission.

Commissioner Szymanski amended his motion to accept the SUP as submitted, grandfathering the parking and the sign with the accepting of the sign being cleaned up and made presentable and any future signs or other changes to the exterior of the building would be required to be submitted to the Planning Commission.

Commissioner Szymanski amended his motion, seconded by Commissioner Slawinski to accept the SUP as applied regarding all the different proposed land uses including retail business, convenience store, professional office space and professional service establishment. The Planning Commission would grandfather in the parking and signage with any future changes to the parcel in that regard, including signs, would have to come before the Planning and Zoning Department as well as the Planning Commission for review. After a 6-month period of the SUP being granted, review by the Planning Commission to go over items such as sign improvements as well as making parking poles visibly attractive and straight.

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

Yes: Slawinski, Szymanski, Thomas, Yoder and Wittlieff

No: None

Zoning Amendment Discussion—Thoroughbred Boat Company: 266/270 Third Street

Chair Wittlieff removed himself from the issue due to a conflict of interest. The meeting resumed under Vice Chair Slawinski.

Mr. Storey read a written response that was received.

Helen Helminiak, 119 Hancock Street, supported the business and stated the area has always been commercial and this would be good for Manistee.

Motion by Commissioner Yoder, seconded by Commissioner Thomas to recommend sending the zoning ordinance amendment regarding assembly facilities in Section 1, Land Use Table in Article 3 and R-2 Medium Density in Article 9 to City Council for final approval.

With a Roll Call vote this motion passed 4 to 0.

Yes: Szymanski, Thomas, Yoder and Slawinski

No: None

The meeting was resumed under Chair Wittlieff.

OLD BUSINESS

254 River Street, Marihuana Grow Facility Decision

Mr. Storey stated the Planning Department recommends tabling a decision until more information is received from the application team.

The reasons:

- Requesting the team be in attendance
- More information on water usage for growing of marihuana regarding DPW confirmation
- Specific lighting information height
- Landscaping and a rain garden on north side of parcel
- Full site plan review committee after resubmittal

- Dumpster lot needs to showcase a lock via the marihuana ordinance

The Planning Commission asked that landscaping and Riverwalk plans be added as part of the requested submittal plans.

This is to be brought to the next Planning Commission meeting.

PUBLIC COMMENTS AND COMMUNICATIONS

Lynda Beaton, 256 Hughes Street, thanked the Planning Department for working through the issues with 537 Cypress Street and the boat facility. The Old Ironworks marihuana facility owners approached the City Council regarding marihuana licenses. The Ironworks owner stated a desire to apply for the 12 licenses. The City Council is considering increasing the allowed number of marihuana licenses.

CORRESPONDENCE

There was no Correspondence.

STAFF

Harbor Plan

Mr. Storey showcased a 25-page inventory of city entities along the waterbodies of Lake Michigan, the Manistee River, channel and Manistee Lake. Different facilities are outlined. This will go to the Harbor Commission, with a 30-day period of public comment and then it will be ready for adoption in January. This inventory is for applying for waterway grants to fix different areas such as beachfronts

Discussion regarding the upcoming bridge work, the Veterans Memorial Park, the road to the park and the city's 5-year plan ensued.

City DDA Meeting

Mr. Storey reported that the Planning Department and the DDA will meet to discuss housing issues including lower-story dwelling units and other potential subjects for ordinance amendments. Different items that can be made a reality are being brought to the attention of the different city and town agencies.

Citizen Planner Update

Mr. Storey stated the Planning Department recently registered for the webinar training. The City and County Planning Commissions will view these trainings together with the viewing to possibly occur at the County Planning Building.

Mr. Szokola stated that Onekama Township recently passed a short-term rental ordinance. Short-term rentals for the city can be looked into, with information and issues regarding these types of rentals being brought to the next meeting.

MEMBERS DISCUSSION

Commissioner Szymanski reminded those in attendance of the upcoming sleigh bell parade, chili cookoff and other events. It may be possible, during the winter months, to discuss

redevelopment sites, housing and other possible subjects between the city, county, and surrounding townships/municipalities.

Chair Wittlieff requested contact be made to the owners of 294 12th Street. The gate was still open near midnight and the agreement was that it was to be closed by 10 pm. He asked the Planning Department to look into Swidorski' s mining operation on 12th Street. He invited the DDA to the February meeting as special guests. They will be making a presentation. There will be a Rising Tide celebration of Manistee on December 18th at 10:30 am.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 8:47 pm.

The next regular meeting of the Planning Commission will be held on January 9, 2020.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary