

CITY OF MANISTEE PLANNING COMMISSION
SPECIAL MEETING for ORGANIZATIONAL PURPOSES
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
January 21, 2021

A Special Meeting for Organizational Purposes of the Manistee City Planning Commission was held on Thursday, January 21, 2021 at 7 pm via teleconferencing, 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, Shelly Memberto, Marlene McBride, Roger Yoder, Pamela Weiner, and Mark Wittlieff

Members Absent: none

Others: Zach Sompels (City Zoning Administrator), Mike Szokola (Interim Planning Director), and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to approve the January 21, 2021 agenda as printed.

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

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

No: None

APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Yoder to approve the January 7, 2021 minutes as printed.

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

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

No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Election of Officers

Chair:

Mark Wittlieff turned the meeting over to Zach Sompels during the election of the 2021 Chair.

Commissioner Slawinski nominated Commissioner Wittlieff for 2021 Chair. Commissioner Weiner supported this nomination.

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

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

No: None

Vice Chair:

Zach Sompels turned the meeting over to Chair Wittlieff to continue with the election of officers.

Commissioner Szymanski nominated Commissioner Slawinski for 2021 Vice Chair. Commissioner Weiner supported this nomination.

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

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

No: None

Secretary:

Commissioner Slawinski nominated Commissioner McBride for 2021 Secretary. Commissioner Szymanski supported this nomination.

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

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

No: None

Recording Secretary:

Commissioner McBride appointed Nancy Baker as Recording Secretary for 2021, Commissioner Yoder seconded.

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

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

No: None

Sub Committees Appointments

Executive Committee/Ordinance Re-Write Committee:

Vice Chair, Robert Slawinski; Secretary, Marlene McBride; Chair, Mark Wittlieff

The Site Plan Review/Subdivision Committee:

Mr. Szokola recommended this section be removed from the Committee Appointment List as this committee is laid out by the Zoning Ordinance. The Zoning Ordinance states the following positions are part of the Site Plan Review Committee: DPW Director, Fire Chief, Police Chief, Planning Department staff/Zoning Administrator and the City Engineer.

Motion by Commissioner Yoder, second by Commissioner McBride to remove the Site Plan Review Committee from the Appointment list.

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

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

No: None

Zoning Board of Appeals:

Commissioner Szymanski nominated Commissioner Memberto as the member of the Planning Commission to serve on the Zoning Board of Appeals. Commissioner Slawinski supported this nomination.

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

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

No: None

By-laws

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to approve the By-laws and remove any reference to a Plan Review Sub-Committee under Committees 6, Section 6.2 and 6.3.

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

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

No: None

Update RRC

Mr. Szokola stated the RRC is now required by the State. He reviewed what is to be included in the RRC report. The report will be reviewed, and any corrections will be made. This will be presented to the City Council.

The Planning Commission agreed to the report items.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Beth Wilke inquired about the Lakeshore Motel.

CORRESPONDENCE

Randy Zakrajsek, email, Lakeshore Motel project; proposed project is in R-1 zoning, city has other parcels correctly zoned for such a project, supports development, projects should preserve small town charm with appropriate development in the proper area.

Beth Wilke, 132 Lighthouse Way, Lakeshore Motel; concern of changing zoning, keeping Victorian city style, opposes removal of trees by playground, concern of increase traffic and the safety of citizens walking/biking in the vicinity.

STAFF

Mr. Szokola stated meetings in the future will consist of reviewing the Lakeshore project, the beach is in critical dune area but not the hotel parcel, the PUD definition was read from Section 1870-Planned Unit Development, the peninsula district does allow for hotels, Brownfield cleanup in the area will need to occur, PC does not pick and choose which development projects come into the city. New staff member, Katie Mehl, will be starting on Monday.

MEMBERS DISCUSSION

Commissioner McBride, City Charter has regulations on what can be done on city property, particularly pertaining to the hotel project, R-1 has limit of heights etc., park use cannot be given to the hotel, requested to have a copy of these regulations distributed to each PC for review.

Commissioner Slawinski requested a meeting with Mr. Szokola.

Commissioner Szymanski has received more positive calls than negative regarding the hotel proposed project, the hotel would have a large revenue for the area, they would have to meet all requirements before the city would make any move on this.

Commissioner Memberto encouraged comments on city projects.

Commissioner Weiner stated the hotel has not closed/purchased the property.

Commissioner Wittlieff congratulated all members on their new appointments.

ADJOURNMENT

Motion by Commissioner Slawinski, seconded by Commissioner Weiner that the meeting be adjourned. Meeting adjourned at 8:14pm.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary