

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

MEETING MINUTES
March 18, 2021

A Special Meeting of the Manistee City Planning Commission was held on Thursday, March 18, 2021 at 7 pm, Manistee, Michigan.

The Manistee City Planning Commission is operating remotely and electronically by Zoom under PA 254 of 2020 due to the COVID-19 pandemic.

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, Roger Yoder, Shelly Memberto, Marlene McBride, Pamela Weiner, and Mark Wittlieff

Members Absent: None

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

APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to approve the March 18, 2021 agenda as printed.

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

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

No: None

APPROVAL OF MINUTES

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the March 4, 2021 minutes as printed.

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

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

No: None

PUBLIC HEARING

Marihuana Grow Overlay District Text Amendment

Public hearing was opened at 7:04 pm

Mr. Sompels stated the department received an amendment request to remove Article 20: Marihuana Overlay District Section 2004: Mixed Use and Dwelling. Deleting this section means dwellings could be permitted in the same building/structure as a marihuana busines. A SUP would still be required, stipulations can be added. Presently this is not allowed. This is a C-2 district.

Mr. Szokola reviewed the options. He informed the commission they can either approve, deny, approve with stipulations, or table this for another meeting time.

Mr. Sompels reminded the PC the point in question is the request for the text amendment.

Public Comment:

Diane Brown, 74 Arthur Street Dispensary manager; spoke of the building safety set in place, questioned residences allowed above bars with no safety measures to these places, living quarters/dispensary have no access to each other, the huge inability to find housing in the Manistee area, and thorough background checks are required for each employee.

Public hearing was closed at 7:36 pm

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Marihuana Grow Overlay District Text Amendment Discussion

Commissioner Memberto motioned, seconded by Commissioner Slawinski to approve text amendment with stipulations to Article 20: Marihuana Overlay District Section 2004: Mixed Use and Dwelling.

Commissioners' discussion ensued.

Commissioner Memberto withdrew her motion.

Commissioner Szymanski motioned, seconded by Commissioner McBride to table moving forward with the amendment to allow the review of the by-laws and to speak with the city attorney.

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

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

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Mr. Sompels stated the Hammond's would like to canvas the PC about having a residential building in the C-3 district.

Barb and John Hammond, in the Michigan thumb area; Hart Building at 427 Water Street.

- The building is for sale.
- Would like to convert it into a single-family home.
- Use the adaptive reuse provision in the C-3 ordinance to allow for this.
- Would purchase the adjoining lot for greenspace; garden, parking, possible garage.
- Desire is to adjoin both lots.
- Will preserve the historic character of the building.

Discussion ensued regarding allowances in the district, parking requirements etc.

This will require presenting the plan to the PC, if choosing to move forward.

William McKenzie, 4985 Maple Rd, housing for marihuana business manager. He understands the PC concerns of mix housing and marihuana business and allowing employees to reside at the location, management roles are employees who are new to the area, other employees are present residents, finding housing for new employees is impossible, have available space above marihuana business to solve this issue, would be a safe housing unit for management, will conform to any/all stipulations to allow for this.

CORRESPONDENCE

Chelsea Harvey, Manistee county resident/business manager, supports Lakeshore Hotel. This would benefit Manistee, bring in many more tourists and family/friends. A great deal of Manistee's economics is tourist driven. The added tourists will promote sales.

Jason MicBreath, 12-year area visitor at Lakeshore Motel. Supports the new upgrade motel, will have more positives than negatives.

Sally Somsel, via email, opposes five-story hotel. There is a need for development. A three-story motel would be better in keeping with the area.

Rebecca Grossett, via email, Hampton Inn. Not opposed but three-story would blend in better, a bigger hotel would ruin the beauty and quaintness. Manistee has small town charm; cookie cutter hotel does not keep the charm. Need a more suitable hotel.

Dale and Jennifer Teller, supports new hotel. This needs to be the correct size. The five-story is too much, 2-3 story is more favorable. City previously rejected 2- 3 story request. Concerns: special events could be impacted, impact to other local hotels, traffic and parking issues, cleanup and maintenance issues, development will destroy the wonderful, natural "Pure Michigan" appeal. This area should be restored to its natural habitat.

Charles Patten, via email, supports Hampton Inn. Would provide jobs, boost the area, and will greatly impact the area's economy.

Roger and Sharon Huckendubler, supports Hampton Inn. Offers family/friends options, great weekend getaway, positive for the area, city needs to move forward and not be stagnated.

Paul and Darcie Stewart, present Lakeshore Motel owners, support the Lakeshore Motel. This has great economic benefits, will increase tax revenue, employ more people, being adjacent to the beach will draw it as a great destination, visitors will go to downtown businesses, will benefit restaurants, shops, golf courses, museums, charters, marinas. Building is not planned to be higher than the present treetop canopy. This is not in the historic district.

STAFF

Mr. Sompels has contacted Mr. Mark Miller regarding the hotel occupancy.

Mr. Szokola spoke of conducting the PC meeting regarding the hotel agenda item. The possible large attendance is an issue. Discussed zoom, in-person, and hybrid logistics for the April 1st meeting. Discussion on how to hold the meeting and allow public comment ensued.

MEMBERS DISCUSSION

Commissioner Weiner requested a motion in the future regarding written correspondences, to have these sent to the PC for their review and not be read at meetings. No other entity reads correspondences at their meetings.

Commissioner McBride requested the PC view the Century Terrace building. This is the same story size as the proposed hotel. This size is too big for this area. This will cause more parking issues in this area, which already has huge parking issues. There is no hotel along Lake Michigan of this size.

Commissioner Szymanski supports the hotel. He has stayed at the present Lakeshore Hotel in the past and this is a unique opportunity to utilize this area.

Commissioner Slawinski will provide Mr. Sompels with more containment information as requested.

ADJOURNMENT

Motion by Commissioner Szymanski seconded by Commissioner McBride to adjourn the meeting.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 9:00 pm.

MANISTEE PLANNING COMMISSION


Nancy Baker, Recording Secretary