

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 1, 2021

A meeting of the Manistee City Planning Commission was held on Thursday, April 1, 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: Pamela Weiner—City of Manistee MI, Michael Szymanski—City of Manistee MI, Bob Slawinski—City of Manistee MI, Marlene McBride—City of Manistee MI, Roger Yoder—City of Manistee MI, and Mark Wittlieff—City of Manistee MI, and Shelly Memberto—City of Manistee MI.

Members Absent: None

Others: Mike Szokola (Planning Department Director), Zach Sompels (Planner 1/City Zoning Administrator) and Nancy Baker (Recording Secretary)—City of Manistee MI

APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Weiner to approve the April 1, 2021 Agenda as printed.

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

Yes: Slawinski, Szymanski, McBride, Weiner, Yoder, Memberto and Wittlieff
No: None

APPROVAL OF MINUTES

There were no corrections or additions to the minutes.

Motion by Commissioner Szymanski, seconded by Commissioner McBride to approve the March 18, 2021 Planning Commission Special Meeting minutes as presented.

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

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

No: None

CORRESPONDENCE

Mr. Szokola and Mr. Sompels read the correspondences.

Gloria Hecht, 11325 Herkelrath Rd, Bear Lake; commented on hotel.

Sharon March, 231 1st Ave; commented on hotel..

Vidar Lerum, 445 Cedar St; commented on hotel.

Jennifer Teller, Harbor Dr; commented on hotel

Judy Crockett, 415 W Kott Rd; commented on hotel

Jane Sievert, 1367 W Fox Farm Rd; commented on hotel

Donna Bauman, 807 Dinsen St; commented on hotel

Sandra Krchmar, 130 Lighthouse Way; commented on hotel

Norman Konczal, Dearborn; commented on hotel

Dave Vuylsteke, Eau Claire WI; commented on hotel

Barry Seymour II, Manistee Chevrolet/Ford; commented on hotel

Mary Kowalski Wilhelm; commented on hotel.

Cayla Stewart, Lakeshore Motel; commented on hotel

Jessica Garcia, commented on hotel

Dave Zawacki, Sylvania OH; commented on hotel

Doug Parks, 724 Harbor Dr; commented on hotel

Duane Hobart, Ludington golf club; commented on hotel

Ashley Elzinga; commented on hotel

Patrick McDuff; commented on hotel

Dave and Sue Johnson, 522 Fairview Ave; commented on hotel

Molly Cichy, 420 Elm St; commented on hotel

Michael Bajtka, County resident; commented on hotel

Mark Sandstedt, 503 7th St; commented on hotel

Rebecca Johnson; commented on hotel

Charles Curry, 166 Ford St; commented on hotel

Dency Lippert; commented on hotel

Patricia Pepera; commented on hotel

Rita McCann; commented on hotel

Kirk Walby; commented on hotel

Linda Asiala, Manistee; commented on hotel

Liz Laskey, Manistee resident; commented on hotel

Ruth Ketz, 1660 Pine Creek Rd, commented on hotel

Rick Linke, Link's Body Shop; commented on hotel

Mary Garcia; commented on hotel

The meeting recessed for 5 minutes, 8:09-8:14 pm.

PUBLIC HEARING

Public hearing opened at 8:14 pm

Applicant Presentation

Mr. Pete Beukema stated Hampton Inns are part of the company's world class hotels with many service awards. This is a family business and a family-oriented hotel.

Mr. Tom Welling presentation:

- 108 rooms, different types
- Bar/restaurant; guest breakfast in am, public bar/restaurant starting 4pm, outdoor seating
- Indoor pool, in/outdoor spa
- Grease recovery system
- Reviewed amenities and each floor's room plans
- Exterior details
- Sufficient water/sewer per the DPW
- Fire hydrant to be extended past dead-end loop
- Retention: 3 possibilities explored; retention pond would assist with entire area's flooding issues
- City requested curb cut
- Employment and yearly guest numbers, both impacting the area

The following items were discussed between Commissioners and hotel representatives:

Exterior color, trees remaining in place, roofline and consideration to seasonal rooftop bar but not necessarily adding an extra story. The hotel being in a R1 district and how this is allowed was explained. Per Mr. Sompels, before this area became a R1 district the current hotel was in place, therefore, this location is grandfathered in for this use. The PUD is for multi-use and multi-public use. Mr. Szokola stated R1 does allow for PUD, the PUD does allow for this flexibility, the city attorney can be contacted for legal review. Discussion ensued regarding the structure's integrity, receiving soil boring data, sufficient parking, maintaining the building, signage, choosing Hampton Inn corporation brand, (which is the family-oriented brand), expanding outdoor patio, include a conference room, obtaining a resort liquor license, restaurant.

Jeff Mikula DPW-City Agreements

Reviewed and explained the following:

- Fire suppression
- Infrastructure items
- Sewer/water upgraded/replaced in 2011
- Dry/wet weather flows
- Capacity upgrades
- Fire line extended (designer paying for design and hotel/city share extension cost)
- Storm waters 3 options; DPW recommended a 4th—detention pond on property with filter
- Parking and public parking area with new curb cut off 1st Street
- Reviewed by Parks Commission
- Beach concession will assist with lunch crowd as hotel does not offer lunch option

Marc Miller, Chamber of Commerce, Economic Developer

- Have worked with developer for 5-6 months
- Looking for positive economic projects for the area
- Reviewed economic increase from visitors using hotel
- Received sign-on letter from businesses including local air travel

Zach Sompels, Site Plan Review Committee

Site Plan Review Committee concerns:

- External surveillance
- Traffic control and curb cuts
- Fire protection

Public Comment

Marty Spaulding, 259 River St, commented on hotel

Bobby Rogers, 707 Harbor Dr, commented on hotel

Margaret Batzer, County Board Member, commented on hotel

Ted Fricanos, 440 River St owner, commented on hotel

Mr. Adam commented on hotel

Rich Mosher, owner of 6 River St properties, commented on hotel

Adam Dontz, 1847 Dontz Rd, commented on hotel

Gini Pelton, 329 First Ave, commented on hotel

Paul Stuart, Lakeshore Hotel owner, commented on hotel

Jonathan Knapp, 115 Piney St, commented on hotel

Jennifer Teller, 712 Harbor Dr, commented on hotel

Kathy Butler, First St, commented on hotel

Doug Parkes, 724 Harbor Dr, commented on hotel

Discussion

Commissioners' discussion:

Legal review of parcel, rooftop bar, expanding patio, sign, exterior facade, dining options, consider 4-story with rooftop bar, retention pond fencing, structural plan details.

Public hearing closed at 11:30 pm

The meeting recessed for 5 minutes, 11:30 -11:35pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Jennifer Teller, 712 Harbor Dr, commented on hotel

Doug Parkes, 734 Harbor Dr, commented on waterline extension on property.

Jim Grossett, 728 Harbor Dr, commented on hotel

Marc Miller, Chamber, commented on proposed business / hotel project.

Peter Beukema, developer group, Zeeland MI, commented on hotel concerns.

Jennifer Teller, Harbor Dr, commented on hotel

Stipulations memo

Mr. Sompels reviewed the memo for the PC.

101 Lakeshore Dr

PC reviewed concerns: roofline-mimic Orlando hotel or view other options, reduced sign size, rooftop bar, front patio, small conference room, lightening, legal for project, Manistee theme inside/outside-bar/lobby etc., drainage, restaurant upgrade.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to table the 101 Lakeshore Dr project until more information is received regarding the mentioned concerns.

With a Roll Call vote this motion passed 5 to 1.

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

No: Wittlieff

Mr. Szokola will contact the city attorney regarding the project's legality issues.

OLD BUSINESS

Text Amendment to Article 20 Section 2004

Mr. Sompels stated residential use above a business is allowed in the C1 district which the marihuana business overlay district is in, however, residential use above a marihuana business in the overlay district is not allowed. He read the response from the city attorney regarding the matter.

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to approve the text amendment as written.

With a Roll Call vote this motion passed 4 to 2.

Yes: Slawinski, Szymanski, Memberto, and Yoder

No: Weiner and Wittlieff

PUBLIC COMMENTS AND COMMUNICATIONS

Jennifer Teller, Harbor Dr, commented on hotel.

STAFF REPORTS

None

MEMBERS DISCUSSION

Chair Wittlieff stated Manistee needs development to ensure its growth or experience a slow economic demise.

ADJOURNMENT

Motion by Commissioner Yoder, seconded by Commissioner Weiner to adjourn the meeting.
Meeting adjourned at 12:17 am.

MANISTEE PLANNING COMMISSION


Nancy Baker, Recording Secretary