

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 6, 2021

A meeting of the Manistee City Planning Commission was held on Thursday, May 6, 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, Roger Yoder—City of Manistee MI, Shelly Memberto —City of Manistee MI, and Mark Wittlieff—City of Manistee MI.

Members Absent: Marlene McBride

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 May 6, 2021 Agenda as printed.

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

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

No: None

APPROVAL OF MINUTES

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to approve the April 1, 2021 Planning Commission Meeting minutes as presented.

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

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

No: None

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve the March 20, 2019 Planning Commission Special Meeting minutes as presented.

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

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

No: None

CORRESPONDENCE

Mr. Szokola and Mr. Sompels read the correspondences.

Linda Albee, 365 Lighthouse Way S; commented on hotel.

Jennifer & Dale Teller, Harbor Dr; commented on hotel.

Richard Blue, 130 Lighthouse Way N; commented on hotel.

Jeff & Betsy Veach, email; commented on hotel.

Barb Hurst; commented on hotel.

Linda Albee, 365 Lighthouse Way S; commented on hotel.

Beth Wilke, 132 Lighthouse Way N; commented on hotel.

Scott & Kim Merriman, email; commented on hotel.

Manistee Area Chamber of Commerce with Manistee City/County Businesses; commented on hotel.

Phyllis Hanna; commented on hotel.

Lindsey Swidorski, 399 River St; commented on hotel.

Dennis & Diane Dombroski, email; commented on hotel.

PUBLIC HEARING

Public hearing opened at 7:25 pm

74 Arthur Marihuana Grow SUP Amendment

Mr. William McKenzie, CEO Heritage Farms Company, presented a Power Point:

- Amend of SUP from retail to mixed-use; retail store in place, requesting to add cultivation facility
- Converting storage unit pole barn buildings (buildings are not visible from the road)
- Will become indoor growth facility
- Reviewed the new interior floor plans and exterior design plans
- Install security, fire prevention and all other state/municipal required upgrades
- Will create local jobs
- Reviewed odor mitigation points
- Third party engineer verifying odor mitigation plans
- Project invest in using local people,
- Project investment estimated 2.4 million: local contractors, local suppliers, local vendors
- Fire Department: vehicle space has been confirmed, fire protection, security regulations
- Removed the residential above 74 Arthur, this will be office space

Zach Sompels, Site Plan Review Committee

The City Attorney reviewed the zoning ordinance. A grow facility is allowed in the C-1 district as a Special Use.

Site Plan Review Committee recommendations:

- City DPW/Engineering; no water/sewer improvements needed, no changes in storm water, project will utilize previously approved driveway access
- City Fire; hydrant needed at top of the hill near building entrance, need to review proposed fire suppression plans with fire flow calculation/ proposed locations of FDC, Knox Box, access roads sufficient/year-round maintained for fire department
- City Police; External surveillance, physical barriers to prevent public entering area

Public Comment

Roy E Henderson, 78 Arthur St; commented on marihuana grow facility.

Joy Smith, 160 Harrison; commented on marihuana grow facility.

Discussion

Commissioners' discussion regarding marihuana grow facility:

Fire hydrant placement with facility to pay for this expense, 78th Arthur St owners have had no development in 7 years, improvement of present buildings, retail/growth allowable in area, parking spaces, access easement.

Condition stipulations:

- SUP valid for 2 years as determined by Planning Commission.
- If parcel is sold the Special Use Permit must go with the parcel.
- All work must be completed as required.
- Site must be developed to plan specifications.
- Soil Erosion Permits required thru Manistee County.
- Applicant must schedule an appointment when work completed for Zoning Administrator approval.
- Applicant to provide digital CAD files and site plans to Planning Dept. and surveys to County Equalization Department.
- Deeded Easement recorded with County Register of Deeds maintained and acknowledged.
- A hydrant is needed at the top of the hill near the entrance to the buildings.
- The Fire Department needs to see the proposed fire suppression plans including fire flow calculations and proposed locations of FDC for final approval.
- Confirmation is needed by Fire Department that all access roads are of sufficient base and structure to support FD vehicles and maintained year-round.
- Surveillance cameras which cover all sides of building which house marihuana grows.
- Physical barriers to segregate members of the public from being able to walk up and enter the buildings (example: fencing)
- PPE inspection material to be provided by applicant for all city employee inspections.
- An outside engineer, approved by the city, must confirm odor control measures are able to eliminate noxious odors as recognized by a reasonable person.
- Easement to 78 Arthur (51-51-174-708-10) will not be infringed upon.

Public hearing closed at 7:55 pm

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Roy E Henderson, 78 Arthur St, commended on marihuana grow facility.

Joy Smith, 164 Harrison, commented on hotel.

Jennifer Teller, 712 Harbor Dr, commented on hotel.

Roy Henderson, 78 Arthur St, commented on marihuana grow facility.

NEW BUSINESS

74 Arthur St Marihuana Grow SUP Amendment

Motion by Commissioner Szymanski, seconded by Commissioner Memberto to approve the marihuana grow SUP with the stipulations presented by the planning office and to include the right-of-way to the Henderson properties which are to be appropriate and not be unhinged upon by employee parking.

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

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

No: None

Approved with the stipulations as noted by Commissioner Szymanski.

North Channel Investors Parcel Split

Mr. Sompels stated North Channel Investors requested a parcel split at 86 Washington St, parcel 51-51-211-100-04 in order to square off the property parcel to the river.

Mr. David TenCad reviewed the parcel split request.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve the North Channel parcel split.

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

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

No: None

1073 Sweetnam Dr Parcel Combination

Mr. Sompels stated Robert & Susan Archey are requesting the combination of their parcels 51-51-373-704-06, 704-10 and 704-13 for tax purposes.

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to approve the 1073 Sweetnam Dr parcel combination to the City to be approved as is.

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

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

No: None

321 1st Ave Parcel Combination

Mr. Sompels stated Chester Magee is requesting the combination of his parcels 321 1st Ave, 51-51-274-704-11 and 319 1st Ave, 51-51-274-704-09 for tax purposes.

Motion by Commissioner Yoder, seconded by Commissioner Memberto to approve the 321 1st Ave parcel combination.

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

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

No: None

174 Quincy St Parcel Combination

Mr. Sompels stated Leroy & Robin Peacock are requesting the combination of their parcels 51-51-146-706-06, 706-07 and 707-13 for tax purposes.

Motion by Commissioner Memberto, seconded by Commissioner Slawinski to approve the 174 Quincy St parcel combination.

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

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

No: None

OLD BUSINESS

101 Lakeshore Dr Site Plan Review Committee Notes

Mr. Sompels stated the Site Plan Review Committee (SPRC) completed their review on May 6, 2021. The applicant had made alterations per the PC discussion from the prior meeting. The SPRC comments will be shared at the next PC meeting.

A Special Meeting for the 101 Lakeshore Dr SPRC comments will be held on May 20, 2021 at 7 pm.

The SPRC consists of the City Police, Fire, DPW and Engineer.

Motion by Commissioner Yoder, seconded by Commissioner Szymanski to table reviewing the 101 Lakeshore Dr Site Plan Review Committee notes at a Planning Commission Special Meeting, May 20, 2021 at 7 pm.

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

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

No: None

PUBLIC COMMENTS AND COMMUNICATIONS

Jennifer Teller, Harbor Dr, commented on hotel.

STAFF REPORTS

Mr. Szokola stated the SPRC information will be put together and placed on the city website along with the city attorney’s comments on the PUD and drainage. The site plan, PUD and retention pond will be placed there as well.

MEMBERS DISCUSSION

Commissioner Szymanski stated there was a newspaper article on the legal review of the Lakeshore property.

Commissioner Yoder inquired on the activity at the Wesco within the city. Mr. Sompels stated this area will be employee parking and the housing of the dumpsters.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to adjourn the meeting. Meeting adjourned at 8:35 pm.

MANISTEE PLANNING COMMISSION


Nancy Baker, Recording Secretary