

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

August 5, 2021

A meeting of the Manistee City Planning Commission was held on Thursday, August 5, 2021 at 7 pm, in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Pamela Weiner, Michael Szymanski, Bob Slawinski, Shelly Memberto, Roger Yoder, and Mark Wittlieff

Members Absent: Marlene McBride

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

APPROVAL OF AGENDA

Motion by Commissioner Szymanski, seconded by Commissioner Weiner to approve the August 5, 2021 Agenda as printed.

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

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

No: None

APPROVAL OF MINUTES

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

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

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

No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

B & L Capital Investments, LLC. Parcel Split

Mr. Robert Horval, 220 Arthur Street owner, requested a parcel split of 51-51-174-706-01. A portion of the split would be kept for personal use and a portion would go to the Super 8 Hotel.

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

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

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

No: None

480 River Street Parcel Split

Mr. Mikula, City DPW director, stated the city agrees to sell a portion of the city parcel 51-51-349-702-06 to Mr. Ted Fricano's, business owner of 440 River Street. The business at 440 River leases the portion of the city property the building and deck are located on. The city wishes to split the parcel rather than continue with the lease. The city would retain a north portion of the parcel between the sidewalk and the business allowing city access and would retain a west portion. The west side would allow the business to develop a walkway to the Riverwalk and the north side would allow the business to own the portion the deck is on. The parcel split meets zoning requirements. The city is requesting a recommendation from the Planning Commission to City Council for approval of the parcel split.

Questions were raised regarding the numbers on the Certificate of Survey.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve tabling the parcel split until the survey numbers in question can be explained.

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

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

No: None

170 Glocheski 3rd Party Engineer

Mr. Sompels stated the Planning Commission approved the growth operation SUP, January 7, 2021. The stipulation was a 3rd party, approved by City Council, confirm odor control measures.

Mr. Ryan Fitzsimmons, MRK Investments Properties Inc, explained the following:

- odor control measures-- go beyond the state regulations
- the design of the facility, exterior walls, pod/exterior doors, etc.
- the 3 air systems-- exceeding the state strict odor requirements
- safety features and backup plan in case of power failure

Brian House of Spicer Group, Inc, city approved engineer, reviewed the odor control equipment proposed for the Victorian Reserves cannabis grow facility. His letter stated the investigation into the matter found the equipment should be successful in reducing odors from the facility.

Motion by Commissioner Weiner, seconded by Commissioner Szymanski to approve the engineer so the project may move forward.

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

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

No: None

RV Parking Ordinance

Mr. Sompels:

- City Council voiced concern regarding the parking of RV/boats in residential areas
- Supplied the PC with several ordinance sections regarding parking of boats and campers
- Provided other local ordinance regulations on the issue
- Currently there is no limit on RV/boats being stored within a lot
- Large concern of the present number of parked items in the residential areas
- Issues of parking them in driveways
- City Council's desire is to limit the number of RV/boats to be allowed
- Currently they cannot be stored in front or on the street past the limited time allowed
- City Council requested the PC review the ordinance and see if it compares to other ordinances with the same issues, does it need changing, is it in line with the Mater Plan

Discussion ensued on fire truck safety, enforcement, driveways, number of items a parcel owner should be allowed, parking and blocking of drives/streets/alleys, the different city residential areas, etc.

The PC will review the Ordinance Sections 517, 518 and 526, review other community ordinances, and share their views.

Lot Coverage Definition

Mr. Sompels stated the present lot coverage definition does not include structures with the adding of patios/decks. He referenced the Zoning Ordinance of Lot Coverage and Structures.

Mr. Szokola stated some construction of decks and patios are affecting a neighboring parcel(s).

Mr. Sompels recommended the revised Section 502, Section 3 Lot Coverage definition as noted in the memo.

A public hearing will be required to amend this section.

Lot Line Adjustment Form

Mr. Sompels presented the PC with an example of the lot line adjustment form. The form will:

- ❖ eliminate the need to do a formal parcel split
- ❖ streamline the process
- ❖ prevent the creation of a nonconforming lot, protect those involved in the line adjustment, and aide in zoning checks
- ❖ allow the ability to track parcel line changes
- ❖ this does not go through the land division act; is not an actual land division

- ❖ be an agreement between parcel owners; lot changes will be recorded with Register of Deeds
- ❖ PD requesting fee of \$50 (set by City Council)
- ❖ this form mimics another community's form

Motion by Commissioner Szymanski, seconded by Commissioner Memberto to submit the form with the \$50 fee to City Council for approval.

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

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

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Mr. Steve Glagola, 314 Sibben St, inquired on using a parking lot area on 4th Street.

Mr. Mikula stated the street was evaluated for parking space, snow clearing etc., and stated there is not enough room.

Mr. Glagola:

- Requested a parking lot waiver
- Building plans: 14 resident living spaces with possibly 5 more
- Parking waiver would allow for moving forward
- Would be an asset to the community
- Area does not offer many parking space options
- Could downsize the number of units to adjust for parking allowance
- Plans include 4 commercial sites with 4 bays

Mr. Szokola:

- ❖ Recommends PC do a site visit to better understand the situation
- ❖ Review other communities parking ordinance on handling this issue
- ❖ Consider the need for delivery parking
- ❖ An overlay without parking requirements would require an ordinance amendment
- ❖ PC can require stipulations; example—units to be long-term rentals
- ❖ Place under Old Business at next meeting

STAFF REPORTS

Mr. Szokola congratulated Lynda Beaton on being named the new City Mayor. The County Recreation Commission, 501c3 Friends Group/SMARTrails group are always looking for participants interested in county trail development. Contact NWNW to become involved. The Recreation Commission meets the first Monday of each month.

MEMBERS DISCUSSION

Commissioner Yoder inquired about the closing of the drug rehab center located in the old hospital and the Civic Club. Commission members stated the rehab center was closed during Covid but has since reopened. The Civic Club is no longer used for meetings and does not appear to be maintained.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to adjourn the meeting. Meeting adjourned at 8:26 pm.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary