

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 2, 2021

A meeting of the Manistee City Planning Commission was held on Thursday, September 2, 2021 at 7 pm, in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:04 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

Mr. Sompels wished to amend the agenda to add under Approval of Minutes, August 11, 2021 Special Meeting Minutes and remove under Old Business, 314 Sibben St.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to approve the September 2, 2021 Agenda as amended.

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 August 5, 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

Motion by Commissioner Weiner, seconded by Commissioner Szymanski to approve the August 11, 2021 Planning Commission Special Meeting minutes.

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

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

PUBLIC HEARING

Lake Winds PUD

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to open the Public Hearing.

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

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

Public hearing opened at 7:07 pm.

Chair Wittlieff read the *Notice of Public Hearing*.

Public Comment:

Geri Helminiak 267 Washington St, David Berns 327 Monroe St, Rhonda Willett 180 Quincy St, Chris Shilts 500 Second St, Judy Stocki 169 Harrison St, Clark Johnson 184 Quincy St, Randy Pepera 221 Washington St.

Lake Winds Project

John Nesberg Commonwealth Development and Clinton McKinven-Copus Manistee Housing Commission spoke on the following points:

- Working with Manistee Housing Commission
- Location for project and correct zoning
- Income housing tax credits
- Lack of past funding prevented upkeep of housing, assistance with backlogged maintenance work, property inspections
- New project unit amenities, property management
- Housing study shows large need for housing

Doug Parks, Housing Commission: points determine project funding

Commissioners addressed developers' regarding the following issues:

- Studies on traffic, lighting, soil testing, noise level
- Development being within the city boundaries
- Location to railroad tracks
- Construction dates and relocation of present tenants
- On-site management, inspections
- Walkability to businesses
- Present handling of tenants' nonpayment's and violations
- One entrance, fire safety, evacuation safety
- Redevelop/sell/dispose plans of present buildings once tenants are moved
- Redevelopment to stay within footprint, SUP required if footprint is changed
- New project: decrease number of units, change exterior façade, more community friendly design

- Repairs and upkeep on present units and duplexes
- Animals; pets, service
- Enforcement; code, health and safety checks, entering renter's place, process, city police are requested to do most of the enforcement

Commissioners request for revised plan to include the following:

- ✓ Fully staffed for life of building
- ✓ Fencing to keep children off railroad tracks
- ✓ Green space buffers along east and south sides
- ✓ Dog park, community space, playground
- ✓ Potential façade color/material
- ✓ Floor plan with available marked exists

Public Hearing closed at 8:47 pm

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Agenda item-Lake Winds: Chris Shilts 500 Second St, Geri Helminiak 267 Washington St, Doug Parks 724 Harbor Dr, Clark Johnson 184 Quincy St, Rebecca Bennett 146 Quincy St, Rhonda Willett 180 Quincy St, Ron Johnson 184 Quincy St, Dale Helminiak 267 Washington St

NEW BUSINESS

Lake Winds PUD

Motion by Commissioner Slawinski, seconded by Commissioner Memberto to table the Lake Winds PUD until more information is received from the developers and to review this information at a Special Meeting, September 16th, 7 pm, City Council Chambers, upon confirmation of room availability.

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

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

No: None

159 Quincy Street Split

Mr. Sompels received a lot line adjustment request from Brad Barwise, 159 Quincy Street. Brad Barwise stated part of his parcel has several garages located on it. He would like to sell this part to his neighbor.

Mr. Sompels and Molly Whetstone, City Assessor, confirm there are no issues with this split. Both parcels will meet zoning requirements and is legal and allowable.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve the parcel split of 159 Quincy Street.

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

None

STAFF REPORTS

Mr. Sompels meet with Mary Reilly from MSU Extension. She is willing to look into setting up training for the PC with the ZBA and City Council invited to attend.

Mr. Szokola stated the Regional Summit is set for September 16th. Contact will be made to confirm the PC is registered to attend. He, along with Mr. Carson, will be speaking at the Summit. The City DPW reviewed the sewage capabilities for the Lake Winds project and found no issues. The wooded area is a platted road which is owned by the City.

MEMBERS DISCUSSION

Commissioner Weiner wished the Lake Winds project would have been presented at an earlier date.

Commissioner Slawinski stated tabling the project was the correct decision.

Discussion ensued regarding the lack of city sidewalks in that area, responsibilities of keeping them cleared etc.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to adjourn the meeting. Meeting adjourned at 9:27 pm.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary