

# CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

October 7, 2021

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

Meeting was called to order at 7:00 pm by Chair Wittlieff

Mr. William Gambill, City Manager, introduced himself.

Members Present: Mark Wittlieff, Robert Slawinski, Marlene McBride, Michael Szymanski, Roger Yoder, Pamela Weiner

Members Absent: Shelly Memberto

Others: Zachary Sompels (County Planer & Zoning Administrator), William Gambill City Manager and Nancy Baker (County Planning Secretary & Assistant to planner)

### APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Weiner to approve the agenda as prepared.

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

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

No: None

### APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Yoder to approve the September 2, 2021 Planning Commission meeting minutes as printed.

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

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

No: None

### CORRESPONDENCE

None

### PUBLIC HEARING

325 1<sup>ST</sup> St. Huntington Bank SUP

The Public Hearing was opened at 7:04 pm.

Sarah Swanson, Attitude and Experience Inc., presented the Huntington Bank signage request to the Planning Commission. She reviewed the building's types and sizes of signage in changing the bank from TCF to Huntington Bank. Signage details were given and discussed.

Mr. Sompels, City Zoning Administrator- Site Plan Review Committee had no comment.

Public comments: None

Discussion: Planning Commission had no comments.

Public Hearing was closed at 7:20 pm.

77 Hancock St Buckley Gospel Tabernacle SUP

The Public Hearing was opened at 7:20 pm.

Seth Bush, Tabernacle Church spokesperson, presented the parking lot changes to the Planning Commission. The permeable surface plan has been changed to an asphalt surface, a parcel to the east has been purchased and drainage, retention pond, entrance/exist adjustments were reviewed.

Mr. Sompels, City Zoning Administrator; Site Plan Review Committee comment –reduce the curb cut to match the drive entrances.

Public comments:

Dennis Skiera, 1453 Maple Street; supported the Tabernacle Church.

Discussion:

Commissioner Szymanski; inquired on using the original parking lot lighting plan.

Commissioner Weiner requested the trees be native Michigan trees.

Public Hearing was closed at 7:42 pm.

Lot Line Coverage Text Amendment

The Public Hearing was opened at 7:42 pm.

Mr. Sompels presented the Lot Line Coverage Text amendment case to the Planning Commission. This will assist with definitive wording. Grandfathering is set in place. George Saylor, City Attorney, recommended removing anything “permanent paved” to anything “paved”.

Public comments: None

Discussion: Planning Commission had no comments.

Public Hearing was closed at 7:46 pm.

**PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

**NEW BUSINESS**

325 1<sup>st</sup> St. Huntington Bank SUP

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to approve the submitted Huntington Bank SUP with the timeline stipulation of 2 years.

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

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

No: None

77 Hancock Buckley Gospel Tabernacle SUP

Motion by Commissioner Yoder, seconded by Commissioner McBride to approve the Tabernacle SUP asphalt parking lot project with the stipulations; use original lighting plan, entrance/exit curb cut adjustments, swapping the presented trees with native Michigan trees, and contacting the City Tree Commission to follow their guidelines.

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

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

No: None

Lot Text Amendment

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to accept the amendment language as presented by City Zoning with recommendations by George Saylor, City Attorney.

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

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

No: None

**OLD BUSINESS**

None

**PUBLIC COMMENTS AND COMMUNICATIONS**

Dennis Skiera, 1453 Maple St; First Street motel and welcomed Mr. Gambill.

**STAFF REPORTS**

Mr. Sompels stated the entire Planning Department is very busy.

**MEMBERS DISCUSSION**

Commissioner Yoder inquired on the old hospital being used for apartments.

Commissioner Szymanski is pleased the Tabernacle project will be moving forward.

The Planning Commission welcomed Mr. William Gambill and the return of Commissioner McBride.

**ADJOURNMENT**

Motion by Commissioner Yoder, seconded by Commissioner McBride to adjourn the meeting.

Meeting adjourned at 7:54 pm.

MANISTEE PLANNING COMMISSION



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Nancy Baker, Recording Secretary