

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, December 2, 2021

Time: 07:00 PM Eastern Time

Location: City of Manistee Council Chambers

AGENDA

- I Call to Order**
Pledge of Allegiance
- II Roll Call**
- III Approval of Agenda**
At this time, the Planning Commission can take action to approve the December 2, 2021 Agenda.
- IV Approval of Minutes**
At this time the Planning Commission can approve the November 4, 2021 Meeting minutes.
- V Correspondence**
At this time the Chair will ask if any correspondence has been received to be read into the record.
- VI Public Hearing**
- VII Public Comment on Agenda Related items**
All comments and handouts from the speaker at the podium will go through the Chair, also there will not be any interaction between the podium and audience. If these rules cannot be followed, the Chair can terminate this portion of the meeting.
(Usually a limit of between 3-5 mins to address Planning Commission).
- VIII New Business**
 - **2022 Meeting Dates**
- IX Old Business**
 - **Tree Commission Viewsheds**
- X Public Comments and Communications**
At this time the Chair will ask if there are any public comments.
(Usually a limit of between 3-5 mins to address Planning Commission).
- XI Staff Reports**
- XII Members Discussion**
At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.
- XIII Adjournment**

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

November 4, 2021

A meeting of the Manistee City Planning Commission was held on Thursday, November 4, 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

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

Members Absent: None

Others: Zachary Sompels (County Planer & Zoning Administrator), and Nancy Baker (County Planning Secretary & Assistant to Planner)

APPROVAL OF AGENDA

Mr. Sompels amended the agenda; Tree Commission under New Business after 74 Arthur St SUP Transfer, RV Ordinance under Old Business.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to accept the agenda amendments.

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

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

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the agenda as amended.

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

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

Mr. Sompels stated he is a member of the Tree Commission and can remove himself from the room if the Commission desires. The Planning Commission did not have an issue with Mr. Sompels remaining for the discussion of the Tree Commission item.

APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Weiner to approve the October 7, 2021 Planning Commission meeting minutes as printed.

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

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

CORRESPONDENCE

None

PUBLIC HEARING

155 8th Street SUP

The Public Hearing was opened at 7:04 pm.

Tim and Lisa Morley, 6445 Miller Rd, Manistee. Purchased building, renovating into 4-2 bedroom/1 bath units. Reviewed unit details, access, parking, green space, lighting. Working with the city building inspector, looking for approval to move forward. Building will be 1-year lease, no short-term rentals.

Mr. Sompels, City Zoning Administrator- Site Plan Review Committee: pre/post impervious area calculations confirm this will not increase the impervious surface of the site and will not need stormwater management.

Public comments:

Beverly Wilkens, 159 8th Street, commented on 155 8th Street unit development project.

Discussion: Planning Commission commented on the quality of the project, this being long term rentals, the improvement this will bring to the neighborhood.

Public Hearing was closed at 7:26 pm.

226 Arthur Street SUP

The Public Hearing was opened at 7:26 pm.

Robert Horvat, 6500 Railroad Street, Bear Lake. Building use is for construction storage.

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 7:30 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

155 8th Street SUP

Commissioner Szymanski motioned to approve the SUP as submitted.

Mr. Sompels recommended stipulations: landscaping to match rendering/site plan, lease length on SUP in case SUP transfer ever occurs in order for the units to stay as long-term rentals, timeline on SUP permit, lighting plan/changes be submitted to Planning Department.

Motion by Commissioner Szymanski, seconded by Commissioner McBride to approve the 155 8th Street SUP with the recommended stipulations as mentioned above.



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

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

266 Arthur Street SUP

Motion by Commissioner Slawinski, seconded by Commissioner Memberto to accept the 266 Arthur Street SUP as is.

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

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

74 Arthur Street SUP Transfer

William McKenzie has purchased the property from Paul Adamski. Back building houses a growth facility. Mr. Sompels stated the SUP goes with the property.

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to accept the 74 Arthur Street SUP Transfer.

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

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

Tree Commission View Sheds

The Tree Commission (TC) is requesting the Planning Commission (PC) consider possibly adding view shed language to the zoning ordinance; currently not acknowledged. TC presently receiving issues on the matter and have concerns of possible future issues. PC requesting TC submit desired language for possible adding to the zoning ordinance. TC only authorized city entity allowed to cut trees on public or private property. Further discussion on the matter to occur.

OLD BUSINESS

RV Ordinance

Discussion: City Council looking for comment from PC, present ordinance is plenty restrictive, enforcement done by received complaints, city area has several available storage/parking areas, can be a safety issue when blocking views at intersections.

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to maintain the current RV ordinance as written.

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

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

PUBLIC COMMENTS AND COMMUNICATIONS

None

STAFF REPORTS

Mr. Sompels: will share HDC training packets with PC, as city development slows- will work on revising language for some text amendments.

MEMBERS DISCUSSION

Commissioner Yoder inquired on the old hospital.

Commissioner McBride congratulated the reelected city council member.

Commissioner Szymanski inquired on the US 31/Mason drive-thru requested business.

Commissioner Wittlieff thanked Mr. Sompels for the 5th Street location clean-up.

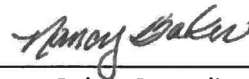
Commissioner Weiner inquired on the Fricanos project.

ADJOURNMENT

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

Meeting adjourned at 8:04 pm.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary

DRAFT

2022

Calendar

January 01

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 02

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 03

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 04

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 05

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 06

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 07

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 08

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 09

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 10

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 11

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 12

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Planning Department

December 2, 2021
City of Manistee Planning Commission
70 Maple St.
Manistee, MI 49660

Mike Szokola
Manistee County Planner
395 3rd St.
Manistee, MI 49660
231.723.6041
planning@manisteecountymi.gov

Dear Planning Commission Members,

I was asked to weigh in on viewsheds within a Zoning Ordinance. Viewshed protection is often implemented for public spaces to ensure the natural beauty of an area is not degraded by the appearance or presence of man-made structures. Some viewshed protection the City of Manistee has already implemented is night sky viewshed protection. Cutoff light fixtures being implemented as part of SUP is part of viewshed protection.

Onkama Township has had issues in the past with viewshed protection of parcel owners behind lake parcel owners stating that their viewshed should be protected and that front or lakeside parcel owners developing has affected their property values negatively by developing on lakeside parcels. To combat this Onkama Township felt they should put in their Zoning Ordinance the following:

1007. Water Protection: Notwithstanding anything to the contrary contained in this Ordinance, the following provisions shall apply:

A. No dwelling or other structure shall be built, located or constructed closer than forty (40) feet on a horizontal plane to the edge of bodies of water in any land use district, except:

1. Boat Dock
2. Stairs
3. Patios and/or decks which are built so the surface of the floor is the same level as the ground, below ground, or not more than one (1) foot above ground. If the deck includes a railing, it shall be an open railing design.

B. Nothing in this Ordinance is intended to protect the view shed of any back parcel structure.

If the Planning Commission feels this is something they would like to add, I would first check with the City Attorney to ensure that another State law does not have precedent, and if not look to add similar language to the general regulations section of the Zoning Ordinance.

If you have any further questions or concerns, feel free to contact me via email or phone.

Sincerely,

Mike Szokola
Planning Director
Manistee County