

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.

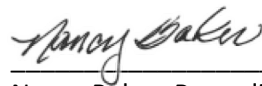
Commissioner Weiner inquired on the Fricanos project.

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