

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 3, 2022

A meeting of the Manistee City Planning Commission was held on Thursday, March 3, 2022, 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, Michael Szymanski, Pamela Weiner, Marlene McBride, and Shelly Memberto

Members Absent: Roger Yoder

Others: Zachary Sompels (County Planer 1 & City Zoning Administrator), Mike Szokola (County Planning Director), Katie Mehl (Planner 1), and Nancy Baker (County Planning Secretary/Assistant to Planner)

APPROVAL OF AGENDA

Motion by Commissioner Szymanski, seconded by Commissioner McBride to approve the agenda as printed.

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

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to approve the February 3, 2022, Planning Commission meeting minutes as printed.

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

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

CORRESPONDENCE

None

PUBLIC HEARING

314 Sibben St

Public hearing opened at 7:03 pm

Mr. Steve Glagola. Updated Planning Commission with project plans.

Reviewed plan details; 12 units upper levels/2 main level, parking, apartment details, 2 business spaces, exterior façade, landscaping, roof green space, 2-year timeline.

Public Comment
None

Public hearing was closed at 7:52 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

314 Sibben Street

Commissioner Slawinski questioned a Brownfield study stipulation.

Commissioner McBride suggested tabling the matter.

A special meeting can be called if the application complies with all the stipulated information before the next scheduled PC meeting.

More details on: final site plan approval by Planning Department, finalized site plan to include- balcony details- façade/garage details- landscape plan- building and balcony lighting- plan finalized rendering- property assessment by an environmental specialist.

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to table the project until more detailed plan information is presented.

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

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

Ironworks Extension

Mr. Ken Armour, 254 River Street, requested an extension. He presented the building's progress.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to grant an extension.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to amend the motion for the extension to be for 1 year from today; February 3, 2023.

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

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

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

STAFF REPORTS

Mr. Sompels updated the PC with the Fricano project; has received HDC façade approval, land use permit being processed for building addition which will require a soil erosion permit, façade and interior work has been started.

Mr. Sompels announced his resignation from the Planning Department as he has accepted another job offer.

MEMBERS DISCUSSION

The Planning Commission wished Mr. Sompels the best on his new job adventure.

ADJOURNMENT

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to adjourn the meeting.
Meeting adjourned at 8:33 pm.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary