

**CITY OF MANISTEE PLANNING COMMISSION
SPECIAL MEETING**

Held at 415 Third Street
Manistee County Courthouse, County Board Room
Manistee, MI 49660

**MEETING MINUTES
April 21, 2022**

A Special Meeting of the Manistee City Planning Commission was held on Thursday, April 21, 2022 at 7 pm, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

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

Members Absent: None

Others: Katie Mehl (City Zoning Administrator/Planner 1), Mike Szokola (Planning Director), and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Motion by Commissioner Szymanski, seconded by Commissioner Yoder to approve the April 21, 2022 agenda as printed.

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

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

Motion by Commissioner Slawinski, seconded by Commissioner Weiner to approve the April 7, 2022 minutes as printed.

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

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

Commissioner Memberto entered the room at 7:02 pm.

CORRESPONDENCE

None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

None

OLD BUSINESS

1009 Manistee Street (51 Ninth Street)

Ms. Mehl reviewed the Planning Commission requested site plan modifications. East side lumen plans have 1.6 candles in place for added protection to the building's east side, regulation is 1.0 candles.

Ms. Mehl reviewed the Site Plan Review Committee comments/suggestions.

Stipulations:

1. Motion by Commissioner Slawinski, seconded by Commissioner Yoder to waive the maximum lighting requirement on the east side of the building.
With a Roll Call vote this motion passed 7 to 0.
Yes: Szymanski, Slawinski, Memberto, Weiner, Yoder, McBride, and Wittlieff
No: None
2. Motion by Commissioner Szymanski, seconded by Commissioner McBride that no obnoxious odors can be recognized by reasonable person and to use the same language as the Glocheski stipulations.
With a voice vote this motion passed 7 to 0.
3. Motion by Commissioner Szymanski, seconded by Commissioner Weiner no cultivation to take place outside- inside cultivation only.
With a voice vote this motion passed 7 to 0.
4. Motion by Commissioner Yoder, seconded by Commissioner Memberto for the Fire Department to sign off on all the stipulations provided in their Site Plan Review memo: smooth paved surface to support fire trucks on all three sides of the building without the green space the drawing reflects, engineered fire suppression plans and fire alarm plans requiring third-party review of the plans, plans to include available water, modifications

would need to be made if sufficient water isn't available, security perimeter will be installed with access by keypad etc., must have a Knox Box, will need building plans as they become available.

With a voice vote this motion passed 7 to 0.

5. Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to place the appropriate security cameras around the building and for the cameras to meet or exceed state requirements.

With a voice vote this motion passed 7 to 0.

6. Motion by Commissioner Szymanski, seconded by Commissioner Memberto the development is to meet the current requirements for stormwater run-off.

With a voice vote this motion passed 7 to 0.

7. Motion by Commissioner Yoder, seconded by Commissioner Memberto to place a 2-year termination date on the SUP.

Commissioner Yoder wished to amend his motion.

Motion by Commissioner Yoder, seconded by Commissioner Memberto if the development is not built-out to specifications of the site plan, the SUP will terminate after the 2 years.

With a voice vote this motion passed 7 to 0.

Motion by Commissioner Slawinski, seconded by Commissioner McBride to approve the SUP with the previously listed stipulations.

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

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

No: None

PUBLIC COMMENTS AND COMMUNICATIONS

None

STAFF

Ms. Mehl; Steve Glagola will submit plans by week's end, dumpster enforcement letters have been resent-some situations may fall under provision requirements-some may be unable to meet the criteria-some situations may possibly have to come before the PC.

Mr. Szokola; conducted a walk-through inspection at the Hollander project- noting only a few built-out aspects need to be completed.

MEMBERS DISCUSSION

Commissioner Yoder inquired on the Marty Spalding project. Mr. Szokola stated pre-plans have been submitted.

Commissioner Weiner inquired on the Gateway Project. Mr. Szokola stated demolition of the buildings will occur, the department has not received new development plans.

Chair Wittlieff invited the Chief of Police, Joshua Glass, to attend the next Planning Commission meeting.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to adjourn the meeting. Meeting adjourned at 7:54 pm.

MANISTEE PLANNING COMMISSION

Nancy Baker

Nancy Baker, Recording Secretary