

# CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

May 5, 2022

A meeting of the Manistee City Planning Commission was held on Thursday, May 5, 2022, at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Wittlieff.

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

Members Absent: none

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

### APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Memberto to approve the agenda as printed.

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

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

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Szymanski to approve the April 21, 2022, Planning Commission meeting minutes as printed.

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

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

### CORRESPONDENCE

None

### CHIEF GLASS PRESENTATION

Chief Glass was not in attendance.

### PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

### NEW BUSINESS

### 399 River Street

Lindsey Swidorski, 399 River Street, TJ's Pub, dumpster enclosure:

- Dumpster issue: business dumpster is on neighboring Manistee Beverage parking lot property
- Property owner does not want permanent enclosure on parking lot property
- Dumpster issue: coming into compliance with ordinance is extremely costly

Motion by Commissioner Szymanski, seconded by Commissioner McBride to approve a temporary screening of the dumpster, in lieu of a permanent enclosure, based on the approval of the property owner housing the dumpster for 399 River Street.

With a Roll Call vote this motion passed 6 to 1.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride, Yoder  
No: Wittlieff

### 84 Division Street

Larry Bielski, 84 Division Street, dumpster enclosure:

- Has hard surface under dumpster, is not concrete
- Inability to obtain contractor to move forward to come into compliance
- Requesting extension of 1 more year to obtain a contractor for the work

Ms. Mehl has contacted the city police regarding dumpster permit posting, the deadline for coming into compliance and enforcement.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to extend the permit for Mr. Bielski, 84 Division Street, for 2 years for enclosing the dumpster in the back southeast corner of the parking lot off Clay Street and waive the permit fee due to the request coming before the Planning Commission before July 1, 2022.

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

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

## **OLD BUSINESS**

### 314 Sibben Street

Steve Glagola, 314 Sibben Street, request for approval.

Ms. Mehl read the PC requested site plan changes which were to be resolved and submitted for review. All the issues were included in the resubmitted plans; landscaping maintained as existing, green roof as a white space for present time, lighting not included as area has many streetlights, materials/final rendering examples were provided, no proposed signage at this time, no balconies/awnings as city property lines cannot be surpassed, environmental assessment came back negative.

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the 314 Sibben Street request for approval with the following stipulations:

- Site Plan Review Committee-Fire Department and City Engineer have the ability to give final approval of site plan and permit based on Site Plan Review Memo dated 03/03/2022
- Fire Department
  - Fire load separation details
  - Knox Box location
- City Engineer/DPW
  - Remove/replace sidewalk to 6" concrete where cars drive over

- No diagonal parking
- “No Parking” signs added on doors
- Narrow curb cut for each drive-in door
- Planning Department to have final approval ability on minor changes of materials on site plan A 4.1, May 24, 2021, presented at the May 5, 2022 meeting
- No projections over property lines, site plan A 3.2 submitted May 24, 2021 accepted, without balconies (denied site plan A 3.1)
- Accept floor site plan A 2.2, submitted May 24, 2021 (denied site plan A 2.1)
- Parking is sufficient as submitted

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

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

No: None

#### **PUBLIC COMMENTS AND COMMUNICATIONS**

Susan Wolken, 723 Kosciusko Street Painted Lady, inquired on information regarding the dumpster ordinance. Ms. Mehl will meet with her and assist with her questions.

#### **STAFF REPORTS**

None

#### **MEMBERS DISCUSSION**

Commissioner Yoder: inquired on billboard signs and the empty hospital with the possible idea of making this into apartments. Mr. Szokola stated billboards are approved by MDOT. He will invite the Economic Development Director to speak on the background and probable plans of the hospital.

Commissioner Weiner: agreed with the 314 Sibben project but is hesitant on the use of metal siding as other options would more appealing.

Commissioner Szymanski: Amour Signs has been sold.

Commissioner Slawinski: Hampton Inn is moving along with the placing of the pilings. Mr. Szokola stated soil erosion silt fence is being closely monitored but this a natural dune area. The city removes the sand and places it back onto the beach area.

Commissioner Wittlieff inquired on the Northern Hotel. The department is unaware of any work being done.

#### **ADJOURNMENT**

Motion by Commissioner Yoder, seconded by Commissioner McBride to adjourn the meeting. Meeting was adjourned at 8:09 pm.

MANISTEE PLANNING COMMISSION

Nancy Baker

Nancy Baker, Recording Secretary