

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 6, 2022

A meeting of the Manistee City Planning Commission was held on Thursday, October 6, 2022, at 7 pm 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: Robert Slawinski, Pamela Weiner, Shelly Memberto, Roger Yoder, Marlene McBride, and Mark Wittlieff

Members Absent: Michael Szymanski

Others: Mike Szokola (County Planning Director), and Nancy Baker (County Planning Secretary/Assistant to Planner)

APPROVAL OF AGENDA

Mr. Szokola wished to amend the agenda under New Business, add 156 Washington Street after Parcel Spilt Request.

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

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

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Memberto to approve the September 1, 2022, Planning Commission meeting minutes as printed.

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

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

CORRESPONDENCE

Commissioners received a letter by email.

MANISTEE INDUSTRIAL CORPORATION—STEVE BROWER PRESENTAION

Steve Brower, Manistee Industrial Corporation (IDC):

- Organization background
- Original goal- to help promote and grow industrial jobs
- Instrumental in bringing prison jobs to Manistee
- Look to create and retain jobs

- Do some partnering with other organizations
- Give loans and grants to assist businesses

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Parcel Split Request—51-51-101-275-02, 99 Arthur Street

Mr. Tom Reid, Board of Directors, City of Milwaukee: have an opportunity to sell campground portion of property to another business.

Mr. Szokola: Ms. Whetstone, City Assessor has signed off, the split meets zoning.

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve the parcel split request for parcel 51-51-101-275-02, 99 Arthur Street.

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

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

156 Washington Street

Mr. John Myers, Victorian City Properties LLC, Dearborn, part owner of property:

- ❖ Proposing 4 1-bedroom apartments; possible efficiency apartment and 2-bedroom apartment upstairs
- ❖ Gutting interior, all new electrical, plumbing, and mechanical
- ❖ Area zoned residential, R2
- ❖ Parking and green spacing- still in first stage of planning
- ❖ Old laundromat building

Mr. Szokola: may need rezoning, property on edge of zoning districts.

OLD BUSINESS

Zoning Amendment Request—Places of Public Assembly Large

Mr. Szokola: reviewed Ms. Mehls memo.

- Presently small assembly, up to 100 people, allowed in C3 District
- Added parking areas requirements to allow large assembly
- Recommended possible language amendments
 - Amend Article Five: General Provision: Amend Section 514 Parking, Bike Parking, and Sidewalks, Section H
 - Amend Article Fifteen C-3 Central Business District: Amend Section 1502 Uses Permitted by Special Land Use Permit
 - Amend Article Eighteen Standards and Requirements for Special Uses: Amend Section 1868 Places of Public Assembly, subsection B. Regulations and Conditions, 1 Large Places of Public Assembly

Motion by Commissioner Slawinski, seconded by Commissioner McBride to table and hold a work session.

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

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

PUBLIC COMMENTS AND COMMUNICATIONS

Marc Miller, 414 Cedar Street, Economic Director Chamber; thanked the Commission for their service, for reaching out to the DDA regarding the public assembly issue, addressing the housing crisis, probusiness decisions allowing businesses in areas with needed improvement.

STAFF REPORTS

Mr. Szokola: RR relocation project is moving forward, close to applying for grant, County grant writer Bill Kennis is applying for a grant for this project, want to acknowledge the tremendous job Mr. Kennis is doing, Mr. Carson NWNW, received EPA grant for trail work- grant will allow trail work to start from Copemish down to Kaleva-connecting to Benzie and Wexford Counties-next step is route from Kaleva to the City, Brownfield training sent to PC, attended Regional Summit

MEMBERS DISCUSSION

Commissioner Yoder; inquired on status of housing in the old hospital. Mr. Szokola stated no new conversations are known.

Commissioner Weiner: inquired on grow facility issue at 10th Street with the lack of exterior work. Mr. Szokola stated this could be considered a blight situation.

Commissioner McBride: inquired on the 12th Street storage project and the soil disturbance. Mr. Szokola stated the project is receiving instructions to correct things, and vegetation work is requested on the property.

ADJOURNMENT

Motion by Commissioner Memberto, seconded by Commissioner Weiner to adjourn the meeting. Meeting was adjourned at 8:24 pm.

MANISTEE PLANNING COMMISSION

Nancy Baker

Nancy Baker, Recording Secretary