

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 2, 2023

A meeting of the Manistee City Planning Commission was held on Thursday, February 2, 2023 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:01 pm by Chair Wittlieff.

ROLL CALL

Members Present: Bob Slawinski, Marlene McBride, Roger Yoder, Pamela Weiner, and Mark Wittlieff

Members Absent: Shelly Memberto and Michael Szymanski

Others: Katie Mehl (County Planner 1 & City Zoning Administrator) and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Motion by Commissioner Slawinski, seconded by Commissioner Weiner to approve the February 2, 2023 agenda as printed.

With a Roll Call vote this motion passed 5 to 0.

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

No: None

CONFLICT OF INTEREST

Commissioner Slawinski worked on the original survey on existing conditions of the Maple Street parcel. The Planning Commission (PC) have no issues with Commissioner Slawinski having been involved with the past original survey of Maple Street.

APPROVAL OF MINUTES

Motion by Commissioner McBride, seconded by Commissioner Yoder to approve the January 5, 2023 minutes as printed.

With a Roll Call vote this motion passed 5 to 0.

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

No: None

CORRESPONDENCE

The correspondence was shared with the PC and will not be read out loud.

City DPW Director— Mike Mikula

Mr. Mikula was not in attendance.

Housing Coordinator, Housing North—Tracy Davis

Ms. Davis:

- Nonprofit program, serves 19 northern Michigan counties
- Assists 10 counties in northern Michigan
- Awareness about housing/housing needs, building compacity/providing resources
- Mission: influence policy statewide/local communities, build awareness on housing, expend the capacity that local units of government have in order to develop housing solutions to meet each community's needs
- Affordable housing is subsidized
- Missing middle housing; don't qualify for subsidized housing, have jobs, some are young families-first time home buyer-retired, some leave area due to lack of housing
- Assists with resources, data driven info, local funding sources, have housing check list
- Manistee County Housing Action Team (HAT); working on plan to move housing forward
- Have information on seasonal population, short term rentals
- Working with the landbank

DUMPSTER ENCLOSURE WAIVER REQUEST

Muffler Man—245 Arthur Street

Muffler Man representatives:

- Cannot relocate dumpster due to parcel topography
- All dumpsters contained in same area
- Republic Services submitted letter supporting the present location of the dumpster, moving dumpster would be unsafe for their drivers

Motion by Commissioner Yoder, seconded by Commissioner McBride to approve the waiver request regarding the dumpster enclosure.

With a Roll Call vote this motion passed 5 to 0.

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

No: None

The Tabernacle—77 Hancock Street

Motion by Commissioner McBride, seconded by Commissioner Slawinski to table the Tabernacle dumpster enclosure request until the next regularly scheduled meeting, March 2, 2023 and to have a Tabernacle representative in attendance.

With a Roll Call vote this motion passed 5 to 0.

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

No: None

PUBLIC HEARING

Special Land Use Request: 313 & 311 Maple Street

Public hearing opened at 7:35 pm

Mr. Chad Whitman, applicant:

- Construction of new garage, old garage to be removed
- Relocate new structure closer to home structure, yard space to be extended
- Variance required due to small substandard lot size
- Approved by City ZBA August 2022
- Permitted by Section 408
- No other property changes
- Have letters of support from adjacent property owners

Ms. Mehl: Section 408 Nonconforming Special Uses, requires this process to make structure changes, this is not a new development

Public Comment: none

Discussion:

Commissioner Weiner: inquired on height of garage. Mr. Whitman stated height is for extra storage.

Chair Wittlieff: inquired on gutters to protect neighbors' properties. Mr. Whitman stated gutters are included in the plan for 2 sides of the garage.

Public hearing was closed at 7:48 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Duplexes: Marlo Plamondon, Seth Pratt 355 2nd Street, Liz (Elizabeth) Laskey 537 4th Street, Ruth Pratt 463 4th Street, Kay Gunderson 440 Cedar Street, Robert Budesky 504 1st Street, Elissa Laskey 505 4th Street, Karin Maue 536 4th Street, Laura Kaser 582 8th Street, John Veach 485 Oxford Court

NEW BUSINESS

Special Land Use Request: 313 & 311 Maple Street—Duplex

Motion by Commissioner Yoder, seconded by Commissioner Slawinski to approve the Special Land Use request for 313 & 311 Maple Street.

With a Roll Call vote this motion passed 5 to 0.

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

OLD BUSINESS

Zoning Amendment—Duplex as Permitted Use in R-2

Commissioner Yoder: some housing in Manistee “in the works”, leave as is

Commissioner McBride: duplexes are like apartments in a residential situation, not in favor of these in the area, leave as is

Commissioner Weiner: not for duplexes, not in favor of having it is easy to obtain and turn into short term rentals, leave as is

Commissioner Slawinski: zoning works, good the way it is, leave as is

Commissioner Wittlieff: agrees with Commission, leave as is

Motion by Commissioner McBride, seconded by Commissioner Yoder to keep the zoning ordinance as is, with the recommendation to City Council not to change the zoning ordinance for duplexes in R-2.

With a Roll Call vote this motion passed 5 to 0.

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

No: None

PUBLIC COMMENTS AND COMMUNICATIONS

John Veach Oxford Ct, Maple Street garage

Robert VonHerbruck 345 4th Street, potholes in street

Karen Maue 536 4th Street, accessory buildings on corner lot

STAFF REPORTS

Ms. Mehl:

- 2023 Committee Sheet for their reference
- Safe Built performed rental inspections with 379 receiving certifications
- Maple Road construction
- MCRC will do 12th Street to Merkey Road as part of the task force project
- 602 Broad Av structure removed-- parcel to be split between the 2 adjoining parcels
- City mobile app for reporting complaints
- Chief Cameron has retired
- PC will contact Ms. Mehl to update their RRC certification training list
- Work session, March 9th 7 pm, regarding corner lot parcels

MEMBERS DISCUSSION

Commissioner Yoder: use vacant space in Gateway area for downtown parking

Commissioner Weiner: allow food trucks in this area for the summer

Chair Wittlieff: place farmers market in this space for the summer, Jeff Mikula and Marc Miller speak at the March meeting, Housing Deputy speak at the April meeting, Mr. Amour offering tours for 1009 Manistee Street in March, inquired on blight at the Ringel building on 1st Street

Ms. Mehl: Mr. Welling offering PC April tours of the Lakeshore hotel, will contact blight officer to check into old Ringel building on 1st Street.

ADJOURNMENT

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to adjourn the meeting. Meeting was adjourned at 8:429 pm.

MANISTEE PLANNING COMMISSION

Nancy Baker

Nancy Baker, Recording Secretary