

MANISTEE CITY PLANNING COMMISSION

DRAFT

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 6, 2007

A Meeting of the Manistee City Planning Commission was held on Thursday, September 6, 2007 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Vice Chair Fortier

ROLL CALL:

Members Present: Linda Albee, Ben Bifoss, Dave Crockett, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski

Members Absent: Maureen Barry, Roger Yoder

Others: Kendra Thompson (Kendra Thompson Architects), Barry & Ann Lind (532 Fourth Street), Jeff Mikula (Abonmarche Consultants), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Tony Slawinski, seconded by Lind Albee that the Agenda be approved as prepared.

With a roll call vote this motion passed 7 to 0.

Yes: Bifoss, Albee, Crockett, Gustad, Haines, Slawinski, Fortier

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of August 2, 2007

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the August 2, 2007 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Bifoss, Albee, Crockett, Gustad, Haines, Slawinski, Fortier

No: None

PUBLIC HEARING:

None

NEW BUSINESS:

Barry & Ann Lind, 532 Fourth Street

Barry & Ann Lind, 532 Fourth Street would like to construct a new carriage house (accessory building) that would be approximately 26'3" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

Kendra Thompson, Kendra C. Thompson, Architects discussed the neighborhood and how this home is located in an Historical Residential Area. The owners are restoring the home and would like to build a new carriage house that is compatible with the primary structure they are using the same roof slope and many elements used on the home.

Letters of support were read into the record (attached):

Dan & Liz Laskey, 537 Fourth Street

Jeannette & Wayne Grove, 520 Fourth Street

Tom & Karen Kubanek, 316 Tamarack Street

MOTION by Ben Bifoss, seconded by Tony Slawinski to approve the request from Barry & Ann Lind, 532 Fourth Street to construct an accessory building approximately 26' 3" in height as shown on plan prepared by Kendra C. Thompson Architects, P.C. /Job No. KT-2525/ Dated August 2007 to achieve architectural compatibility with the principal building.

With a roll call vote this motion passed 7 to 0.

Yes: Bifoss, Crockett, Haines, Slawinski, Albee, Gustad, Fortier

No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Members had been forwarded a copy of a letter from the Charter Township of Filer to Jon Rose informing him that they were preparing an amendment to its 2004 Master Plan. A draft of the amendment will be forwarded once completed.

STAFF REPORT:

Denise Blakeslee thanked the members who had attended the first of three training sessions that were being put on by MSU Extension Citizen Planner program. The next session will be on Wednesday, September 19th and the last on Wednesday, October 3rd. They are still taking registrations.

Jeff Mikula, Abonmarche Consultants gave the Commission an update on the Old US 31 Truck Route resurfacing project that began on Monday.

MEMBERS DISCUSSION:

Dave Crockett asked staff to review the Special Use Permit for the Car Repair Facility on US 31. There are items that were on the Special Use Permit that are not being complied with.

Staff was asked to review the Sign proposal from Joslin Cove Condominiums. It appears that the sign that was constructed is not the same as what was proposed.

The Planning Commission has a worksession scheduled for Thursday, September 20, 2007 at 7:00 p.m. in the Council Chambers.

The next meeting of the Planning Commission will be on Thursday, October 4, 2007 at 7:00 p.m. in the Council Chambers.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Linda Albee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:27 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary