

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
February 7, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, February 7, 2008 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 Chairman Yoder

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Ben Bifoss, Dave Crockett, Ray Fortier, Eric Gustad, Tony Slawinski, Roger Yoder

Members Absent: Harlo Haines

Others: Lionel Thomas II (Pegasus Holdings and Land Development, LLC), Jeff Mikula (Abonmarche), Jim Edewaard (Manistee Inn & Marina), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski that the Agenda be approved as prepared.

With a roll call vote this motion passed 8 to 0.

Yes: Barry, Bifoss, Albee, Cockett, Gustad, Fortier, Slawinski, Yoder
No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of January 3, 2008

MOTION by Tony Slawinski, seconded by Ray Fortier that the minutes of the January 3, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 8 to 0.

Yes: Barry, Bifoss, Albee, Cockett, Gustad, Fortier, Slawinski, Yoder
No: None

PUBLIC HEARING:

None

NEW BUSINESS:

Pegasus Holdings & Land Development LLC - Commercial Land Use Permit (Site Plan Review)

Lionel Thomas II spoke on behalf of Pegasus Holdings & Land Development LLC. Pegasus Holdings & Land Development LLC is proposing to construct a Dental Facility in Lot 5 of the Industrial Park. A Zoning Amendment was approved by City Council that permits a Medical or Dental Office as a Permitted Use in the L-I Light Industrial District.

The site plan shows Phase I, Phase II and Phase III. At this time they are proposing to construct Phase I. Mr. Thomas showed an elevation of the proposed building and explained the floor plan layout.

Jeff Mikula, Abonmarche/City Engineer - Mr. Mikula had performed an Engineering Review of the project and there were a few minor issues which were addressed and clarified. There are no outstanding issues.

Jon Rose said that the applicant had addressed any other issues from other City Departments. The requirements of the Zoning Ordinance have been met.

Further discussion included:

- ▶ Application is for approval of all three phases. In the event that a change were to be made to the Site Plan they would return for approval.
- ▶ Should the applicant be required to install a sidewalk. After discussion by the Planning Commission said the applicant needs to be aware that if in the future a sidewalk were to be required the applicant would need to install one under a Special Assessment District.
- ▶ Discussed the if sidewalks should be required under the Zoning Ordinance instead of being an option under the Codified Ordinances.
- ▶ Jeff Mikula is a member of the Non-Motorized Transportation Committee and spoke of the importance of a walkable community.
- ▶ What is the construction scheduled? Plan to break ground in about a month and open in about four months.
- ▶ Commissioner Slawinski noted some typos that were on the Site Plan.

MOTION by Ray Fortier, seconded by Linda Albee to approve the request for a Commercial Land Use Permit from Pegasus Holdings & Land Development LLC (Prepared by Mansfield & Associates Job No. 08008).

With a roll call vote this motion passed 8 to 0.

Yes: Bifoss, Gustad, Barry, Fortier, Slawinski, Albee, Crockett, Yoder
No: None

OLD BUSINESS:

By-Laws

The Planning Commission discussed some changes to the By-Laws during the January Meeting. The Planning Commission reviewed draft showing the proposed changes that were mentioned at the meeting and an additional change recommended by staff.

Discussed proposed changes and noted that the By-Laws may require amending when/if the new Planning Enabling Act is adopted.

MOTION by Linda Albee, seconded by Tony Slawinski that the City of Manistee Planning Commission amend their By-Laws.

With a roll call vote this motion passed 8 to 0.

Yes: Fortier, Albee, Bifoss, Slawinski, Crockett, Barry, Gustad, Yoder
No: None

PUBLIC COMMENTS AND COMMUNICATIONS:

Jim Edewaard is looking at purchasing the Manistee Inn and Marina. Mr. Edewaard spoke of how great the location is and proposed changes to improve the appearance of the building. Included in the changes would be the installation of balconies on the rear of the building. After updating the building and making it a viable operation he discussed that he may apply for a PUD to turn the building into hotel/condominiums. These rooms would be individually owned with common areas. The rooms that the owners would want to be rented out would not be placed into a rental pool. He spoke of the association fees that would cover the maintenance of the building.

CORRESPONDENCE:

None

STAFF REPORT:

Members of the Planning Commission have been invited to attend a tour of the Grand Traverse Commons (Former State Psychiatric Hospital) Brownfield Adaptive Reuse and Historical Preservation Project in March

Reminders will be sent out for training sessions.

Next Worksession we will discuss items for our meeting with Jay Kilpatrick on February 28th.

MEMBERS DISCUSSION:

What is the current status of the Narconon project? Ms. Wickstrom cancelled her meeting with Mr. Rose and no new meeting has been scheduled at this time.

ADJOURNMENT:

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

MEETING ADJOURNED AT 7:53 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary