

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

August 7, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, August 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, Ray Fortier, Harlo Haines, Tony Slawinski, Roger Yoder, Taylor Roberts (Youth Observer)

Members Absent: Ben Bifoss (excused), Dave Crockett (excused), Eric Gustad (excused)

Others: Mike Zimmerman (Mike Zimmerman Construction), Michael R. Wood (President Owners' Association - Bayview Condominiums), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Linda Albee that the Agenda be approved as prepared.

With a roll call vote this motion passed 6 to 0.

Yes: Barry, Albee, Fortier, Haines, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of July 3, 2008

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the July 3, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 6 to 0.

Yes: Albee, Barry, Fortier, Haines, Slawinski, Yoder

No: None

PUBLIC HEARING:

Street Vacation - Pine Street between River Street and the River Channel

A request has been received from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel.

Chairman Yoder opened the Public Hearing

Jon Rose, City of Manistee - Mr. Rose explained the request for the Commission and members of the audience and gave his report. During the process of developing plans for renovations to the Marina Building at 480 River Street it was discovered that the Marina Building and amenities are located within the Pine Street right-of-way. The vacation of this portion of Pine Street would be added to parcel #51-51-349-702-06 which is owned by the City of Manistee. The Design Plans were reviewed by the Planning Commission during the July Meeting.

Chairman Yoder asked for public comments

None

There being no further public comments the public hearing was closed at 7:04 p.m.

NEW BUSINESS:

Street Vacation - Pine Street between River Street to the River Channel

A Public Hearing was held earlier in response to the request from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel.

MOTION by Ray Fortier, seconded by Tony Slawinski to recommend to City Council to approve the request from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel.

With a roll call vote this motion passed 6 to 0.

Yes: Haines, Barry, Fortier, Slawinski, Albee, Yoder

No: None

William & Kelly Chizmar, 333 Fifth Street

William & Kelly Chizmar, 333 Fifth Street would like to construct a new detached garage (accessory building) that would be approximately 24' 6" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

Mike Zimmerman is the contractor for the project and spoke to the Commission about the plan to construct a detached garage that is architecturally compatible with the principal building. Both buildings will have matching siding and windows.

MOTION by Ray Fortier, seconded by Tony Slawinski approve the request from William & Kelly Chizmar, 333 Fifth Street to construct an accessory building approximately 24' 6" in height as shown on plan prepared by Mike Zimmerman Const. labeled "Bill Chizmar Detached Garage, 333 Fifth Street, Manistee Drawn by MZ Dated 7/30/2008" is possible to achieve architectural compatibility with the principal building.

With a roll call vote this motion passed 6 to 0.

Yes: Fortier, Albee, Haines, Slawinski, Barry, Yoder
No: None

OLD BUSINESS:

Russell Edenburn, 32 Arthur Street - Special Use Permit

A public hearing was held on July 3, 2008 in response to the request from Russell Edenburn for a Special Use Permit for a Recycling Transfer Station at 32 Arthur Street. The City of Manistee Planning Commission tabled the request until the August 7, 2008 Meeting.

The Planning Commission tabled this request to allow commissioners time to review all of the letters that have been submitted and to allow the applicant to complete the Site Plan.

Mr. Edenburn was not in attendance and the completed Site Plan was not received.

The Planning Commission wanted it noted that they are 100% behind recycling. The inclination is this is not the right site for the proposed project due to the close proximity with a restaurant and residences. The Planning Commission and City Staff would be willing to work with the applicant to try to find a location that would be more suitable.

MOTION by Linda Albee, seconded by Harlo Haines to adopt a resolution to deny the request from Russell Edenburn for a Special Use Permit - Recycling Transfer Station at 32 Arthur Street. Reasons for denial are:

1. The Special Use is inconsistent with the adopted City of Manistee Master Plan.
2. The Special Use is inconsistent with the existing or intended character of the general vicinity and such use would change the essential character of the area in which it is proposed.
3. The Special Use would be disturbing to existing or future uses in the same general vicinity.
4. The Special Use would be detrimental to general welfare by reason of excessive production of traffic, noise, fumes, glare, or odors.

5. . The Applicant did not supply the additional information required to complete the Site Plan.

With a roll call vote this motion passed 6 to 0.

Yes: Slawinski, Barry, Haines, Albee, Fortier, Yoder

No: None

Michael R. Wood, President Owners' Association - Bayview Condominiums - Mr. Wood said that their condominium association supports recycling, but felt this was not the right location. See attached letter.

Viewshed and View Corridor Protection

The members of the Planning Commission met with our Planner of Record this past February. During that meeting the Planning Commission discussed the need to develop language in the ordinance that would protect viewsheds and view corridors. A memo has been received from Williams & Works for the Commissioners review.

The Planning Commission will take a bus tour of the community during their worksession on September 18, 2008 and determine what areas should be designated as a view shed/view corridors. The will begin at 6:00 p.m. Commissioners were asked to note areas of interest to assist with the itinerary.

Review of Goals

As part of the process to re-write the Master Plan the Planning Commission has drafted Goals. These goals were forwarded to our Planner of Record for review. A memo has been received from Williams and Works for the Commissioners review. Commissioner worked on the Goals that needed changes. Changes will be forwarded to Williams & Works for their review. Changes were noted as follows:

Infrastructure - Manistee will have a strong infrastructure that supports all current businesses, residents, visitors and that encourages future development in addition to traditional infrastructure components, Manistee will ensure the availability of future technology and support systems to remain an excellent choice for its residents and businesses.

Green Imitative - Will wait until we have more information.

Maintain Small Town Character - The Commission is happy with the goal as it reads.

Natural Resources/Parks - Manistee's parks, beaches, waterways and natural resources will be developed and maintained in a clean an healthy state while being preserved and protected fo future generations as a premier designation in Northwest Michigan.

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Members of the Planning Commission were forwarded a copy of a draft of Manistee County's Master Plan. No Comments were received at this time. Commissioners still have time to review the document and if they have any comments they will be noted at the September meeting.

STAFF REPORT:

Denise Blakeslee informed the Commissioners that Nathaniel Neider who serves on the Zoning Board of Appeals will be making a presentation to the Commission at their meeting in September on Wind Energy. Mr. Neider is working on achieving his Master Citizen Planner Certification.

Jon Rose presented a proposed commercial development that is proposed in Filer Township and borders the City Limits.

MEMBERS DISCUSSION:

Linda Albee Spoke of a program that is being offered in Traverse City by the League of Women's Voters.

The next meeting of the Planning Commission will be on Thursday, September 4, 2008 at 7:00 p.m. in the Council Chambers.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:10 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Bayview Condominiums of Manistee

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July 14, 2008

Mr. Jon Rose
Community Development Director
City of Manistee

Dear Mr. Rose:

Subject: Special Use Permit—Mr. Edenburn's Recycling Transfer Station

Thank you (Ms. Blakeslee) for the informal minutes of the July 3, 2008 public hearing.

With regard to Mr. Edenburn's desire for a "test site," might I suggest that consideration be given to using the City Garage site or some other well-known out of the residential mainstream City owned location, i.e. if it is a test location within the City, the actual location should not matter.

Just one more thought...

Sincerely,

Michael R. Wood
Michael R. Wood, President
Owners' Association

cc. Bayview Owners

