

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

JUNE 2, 1988

The regular meeting of the Manistee City Planning Commission was held on Thursday, June 2, 1988 at 7:15 P.M. in Room 204, Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:20 P.M. by Chairman John Faher.

MEMBERS PRESENT: J. Faher, D. Johnson, L. Laskey, R. Mattice,
A. Slawinski, M. Schramm, D. Sullivan
MEMBERS ABSENT: R. Metcalf, R. Yoder
OTHERS PRESENT: David Carlson; Stacey Steinberg, Manistee News
Advocate.

The first item of business was a presentation given by David Carlson, representing Irvin Crawford of Baldwin, concerning a proposed "Quick Lube" on a site located at the northwest corner of Second and Cypress Streets. (Lots 11 & 12 of Block 3, Tyson and Company Addition). He was advised that in order to locate the proposed business on the site, it require the rezoning of the property from its current B-1B zoning to B-1 General Business. Mr. Carlson indicated that his client wants to request the change. A Public Hearing date of Thursday, June 30th, 1988 at 7:00 p.m. in the City Council Chambers was set and Mr. Carlson was provided the proper forms and instructions for his client to make the request.

Next, the minutes of the May 5th meeting were reviewed. Slawinski asked that the last paragraph be amended to read "Next Slawinski brought up the matter of the bids to plat Lakeview Dunes and asked about the procedure for accepting the winning bid and whether that procedure was legal and/or ethical. Sullivan filled him in on how the bids were handled and answered his questions." It was moved by Laskey, supported by Schramm, that the minutes, as amended, be approved. MOTION CARRIED.

Next, Johnson gave a report on the Lakeview Dunes. He indicated that Bruce Jenema is still awaiting the photos from the air photo company. The delay is apparently due to problems encountered by the air photo company, which necessitated their need to make an additional flight. Bruce indicated that he expected the photos within the next week, and that he would be able to prepare our pre-preliminary plat shortly thereafter for our review.

Slawinski recommended that we have Jenema set intermediate irons on the final surveys so that there would be additional reference points in case of erosion on the west ends of the lots. Johnson also advised that the city has engaged an outside appraiser to help set values for the lots.

Next, the matters concerning the Master Plan were discussed:

1. Johnson advised that at the last meeting when the by-law section of the plan was revised, an important change was omitted. As a result of a recent court case locally, our by-laws must be amended to provide that a minimum of five members be in attendance before a meeting can be held. It was moved by Slawinski, supported by Schramm, that the by-laws be amended to read as follows:

3.5: Quorum. Five (5) members shall constitute a quorum for the transaction of business and the taking of official action for all matters before the Commission, except adoption of a Comprehensive Plan, or any part of a Comprehensive Plan. The affirmative vote of six (6) members shall be necessary for the adoption of a Comprehensive Plan, or any part of, or amendment to the Comprehensive Plan. Whenever a quorum is not present at a regular or special meeting, those present shall adjourn to another day.

3.8: Voting. Voting shall be by voice and shall be recorded by yeas and nays. Roll call votes will be recorded only upon request by a member of the Commission. Members must be present to cast a vote.

MOTION CARRIED UNANIMOUSLY.

2. Johnson advised that the DDA has received their Downtown Development Plan from Mr. Gray, but they have taken no further action on it. Copies of the plan were dispersed to Commission members for insertion into section 3-D of our Master Plan.

3. Johnson advised that the Commission make a new resolution to adopt the master plan, in light of the changes which were just made to the by-laws. It was moved by Slawinski, supported by Mattice, that the Master Plan be adopted and the following resolution approved and forwarded to the City Council for ratification:

RESOLUTION TO ADOPT THE MANISTEE DEVELOPMENT PLAN

WHEREAS, the Planning Commission of the City of Manistee had acted to undertake a project to make and adopt a basic plan for the development of the City of Manistee under the authority of Act 285, of the Michigan Public Acts of 1931, as amended, and

WHEREAS, the Planning Commission, with the assistance of professional architects, planners and engineers, has written the Manistee Development Plan, a comprehensive development plan which

includes all written material, graphs, charts, maps and other data, in support of a land use plan, a community facilities plan, a transportation plan, a policies plan, a downtown development plan, and a schematic development plans for special areas of the City, and

WHEREAS, the Planning Commission has advertised, and caused notices to be published as required in Act 285, of the Michigan Public Acts of 1931, as amended, for a public hearing on Manistee Development Plan in it's entirety; and, have in fact, held the public hearing at 7:15 p.m. on Thursday, April 14, 1988, and

WHEREAS, the Planning Commission held an additional meetings on Thursday, May 5, 1988 and Thursday, June 2, 1988 for the purpose of making final determinations concerning the Manistee Development Plan in a manner consistent Open Meetings Act.

THEREFORE, BE IT RESOLVED, that the Planning Commission City of Manistee, hereby acts to adopt the Manistee Plan as the comprehensive planning document for the City Manistee; to repeal any and all former comprehensive documents adopted in whole or in part by any other agencies of the City of Manistee; and to recommend that the City Council of the City of Manistee concur with and to endorse the same.

MOTION CARRIED UNANIMOUSLY.

Next, Johnson reported on the status of the proposed amendments to the current zoning ordinance as discussed at the previous meeting. He indicated that additional study needs to be completed before any action can be taken.

Next, Laskey gave an update on the status of the proposed sign ordinance and asked if there were and questions or comments on the drafts handed out at the last meeting.

Next, Faher gave the D.D.A. Update reporting that the Downtown Master Development had been received and distributed, but no action has been taken towards adoption. Also, work was continuing on the lighting project.

Next, Johnson reported on the following:

1. Zoning Board of Appeals: That public hearings were held and variances approved for the following:
 - a. Pat Archer, 361 First St., seven feet to three feet on his east property line for a garage;
 - b. Ted Nemeth, 346 Fourth Ave., seven feet to three feet on his east property line for a garage.
2. Site Plan Review/Historic Overlay Committee activities.

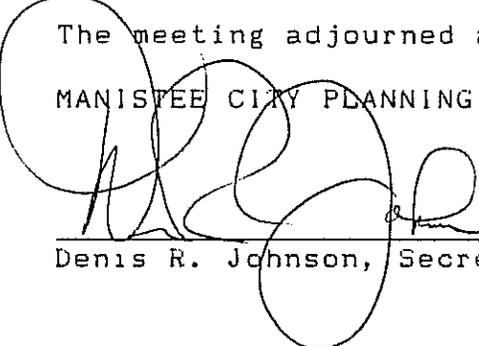
Next, Mattice commented on the need for the Planning Commission

to begin rewriting the zoning ordinances and suggested that we go to City Council and ask for approximately \$2,500 in funding to hire Kurt Schindler to begin working on it for us. It was felt that the matter should first be discussed with the city manager. Faher indicated that he would contact the city manager, and discuss the matter with him. Mattice asked that this matter be kept as an agenda item until completed.

There being no further business, it was moved by Slawinski, supported by Mattice, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 8:25 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary