

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

DECEMBER 6, 1990

The regular meeting of the Manistee City Planning Commission was held on Thursday, December 6, 1990 at 7:15 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:20 P.M. by Chairman Roger Yoder.

MEMBERS PRESENT: R. Bruchan, D. Johnson, L. Laskey, J. Lakos, J. Schimke, K. Thompson, R. Yoder

MEMBERS ABSENT: D. Sullivan, A. Slawinski

OTHERS PRESENT: Dale Picardat, Jerry Superczynski and Treb Patane'.

PUBLIC HEARING:

1. **MANISTEE UNITED METHODIST CHURCH - SPECIAL USE PERMIT FOR A SIGN**
The hearing was called to order at 7:23 p.m. by Chairman Roger Yoder, who explained the purpose of the hearing and opened the hearing for public comment.

JERRY SUPERCZYNSKI: Indicated that the sign would be low profile and should not interfere with anyone.

At this time the site plan for the sign was shown to commission members.

JOHNSON: Advised the members that Robert Hornkohl, Public Safety Director, has reviewed the plans, studied the site and recommended that the sign be moved back to minimize a possible sight obstruction for vehicles entering First Street off from Sycamore Street.

Hearing adjourned at 7:25 p.m.

SITE PLAN REVIEWS:

1. **ANDY KOTT - NEW HOME AT 1180 GREENWICH STREET:**
A site plan was presented from Andy Kott for a new home that he proposes to build at 1180 Greenwich Street.

Following discussion, it was moved by Lakos, supported by Thompson, that the site plan be approved. **MOTION CARRIED.**

2. **CIVIC CLUB ADDITION:**
An amended site plan for an addition to the St. Joseph Civic Club. The site plan previously approved had to be amended when it was discovered at a Zoning Board of Appeals Hearing that a portion of the plan which was designated as parking was on property not owned by the Civic Club. Johnson reported that the Zoning Board of Appeals had granted a variance to the reduced the required set back on the west property line from ten to three feet and to eliminate the required fence/wall on the west property line. It was noted that no application was made nor variance given to eliminated the required fence or wall on the south property line.

Following discussion, it was moved Schimke, supported by Laskey, that the site plan be approved, subject to the approval from Ed Cote concerning storm water run off and with a notation in regards to the required fence on the south property line. **MOTION CARRIED (with Thompson abstaining).**

QUESTIONS & CONCERNS: None

CONSIDERATION OF MATTERS:

SPECIAL USE PERMIT FOR A BED & BREAKFAST AT 450 CEDAR STREET:

A special use permit for Treb Patane' to operate a Bed & Breakfast was discussed. A public hearing on the matter was held on Monday, November 19, 1990. It was moved by Johnson, supported by Lakos, to approve the special use permit, subject to final action by the City Council. MOTION CARRIED.

REZONING REQUEST FOR PROPERTY AT 5TH AND RAMSDELL STREET FROM R-5 TO I-2:

A rezoning request from Frank Tomaszewski to rezone his property, on which a former gas station is located, was discussed. A public hearing on the matter was held on Monday, November 19, 1990. In light of the opposition from the neighborhood and the possible impact that the proposed classification could have on neighboring properties, it was moved by Bruchan, supported by Lakos, that the rezoning request be DENIED. MOTION CARRIED.

It was moved by Schimke, supported by Bruchan, that the planning commission begin working on a special use ordinance for those properties fronting on the Old US31 Corridor. MOTION CARRIED.

SPECIAL USE PERMIT FOR A SIGN AT THE MANISTEE UNITED METHODIST CHURCH:

A special use permit for a sign at the Methodist Church was discussed. It was moved by Lakos, supported by Thompson, that the special use permit be approved, PROVIDED that (1) the location of the sign be moved back a minimum of six feet to minimize a possible visual obstruction to vehicles entering First Street from Sycamore Street and (2) that any future lighting of the proposed sign be approved by the appropriated city department(s) prior to installation. MOTION CARRIED.

MINUTES It moved by Laskey, supported by Lakos, that the minutes of the November 6th meeting be approved. MOTION CARRIED.

SIGN ORDINANCE

A brief report was given by Laskey.

**MASTER PLAN
AMENDMENTS**

No Report.

ZONING AMENDMENTS

Johnson reported that the City Council has given first reading approval to our proposed amendments, with the exception to those in Article 67 (I-2 Industrial). There was any problem with the proposed changes, but with what is permitted in the district in regards to 'Mining'. As written, any type of mining operation could be located in the district, which could include strip mining. Johnson indicated that he would work with Bifoss on the matter and report back at the next regular meeting.

CITY UPDATE

Picardat advised on the following:

1. RIVERWALK PHASE II:
2. BAND GAZEBO:
3. CITY HALL HANDICAPPED RAMP: Expect spring completion.

D.D.A.

Brief report by Picardat.

**ZONING BOARD
OF APPEALS**

No report.

**SITE PLAN REVIEW &
HISTORICAL
OVERLAY
COMMITTEE**

No report.

ELECTION OF OFFICERS

It was moved by Johnson, supported by Schimke, that an unanimous ballot be cast for Roger Yoder as chairman. There being no objection from Yoder, the motion carried.

It was moved by Bruchan, supported by Lakos, that an unanimous ballot be cast for Dennis Sullivan as vice chairman, subject to his approval. Motion Carried.

It was moved by Bruchan, supported by Laskey, that an unanimous ballot be cast for Denis Johnson as secretary. There being no objection from Johnson, the motion carried.

Johnson advised that committee appointments would be made at the January meeting.

1991 MEETING SCHEDULE-

It was moved by Lakos, supported by Laskey, that the following meeting schedule for 1991 be approved and published: January 3rd, February 7th, March 7th, April 4th, May 2nd, June 6th, July 11th, August 1st, September 5th, October 3rd, November 7th and December 5th. MOTION CARRIED.

SALE OF SURPLUS CITY PROPERTY-

A letter was read from Bifoss concerning the possible sale of two small parcels of property at the end of St. Mary's Parkway to Fred Walters, to whose property those parcels adjoin and which were not included in the Northshore Development property. It was moved by Lakos, supported by Bruchan, to recommend the sale of the parcels in question, with the selling price to remain as quoted. MOTION CARRIED.

STREET VACATION

A request has been received to vacate a portion of Third Avenue, which is platted but undeveloped and located between Lakeshore Drive and Lakeview Avenue, near Fifth Avenue Beach. A public hearing on the matter was set for Thursday, January 3rd at 7:00 p.m. in the City Council Chambers.

REZONING REQUEST - 1800 MAIN STREET

A request has been received from Ervin A. Kowalski to rezone a parcel of property at 1800 Main Street from R-5 Residential to I-2 Industrial to permit truck parking and maintenance. The property in question is currently known as the Sportsmen Center Camp Grounds. A public hearing on the matter was set for Thursday, January 3rd at 7:00 p.m. in the City Council Chambers.

PARKS PLAN

Copies of an excerpt from the latest draft of the parks plan were distributed to several members to review and make comment to the parks commission.

PICARDAT/RINGEL REQUEST

Dale Picardat requested consideration of a special use permit for 314 Sibben Street (the former Ringel's Manistee Auto Parts) to allow for furniture stripping and refinishing by local handicapped persons and in conjunction with an antique store.

PICARDAT/RINGEL REQUEST
(continued)

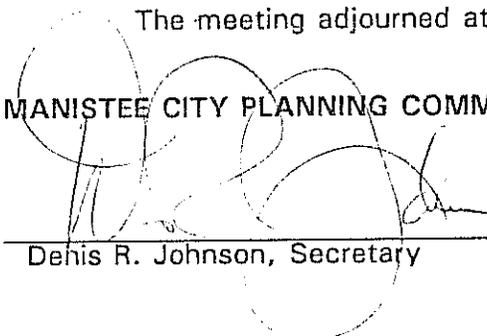
He was advised that under current zoning, a special use permit the use indicated is not available. He was also advised that the proposed special use corridor for those properties fronting on the old US31, as discussed earlier in the meeting, would include the property in question and that the planning commission plans to begin work on the corridor at the next regular meeting.

ADJOURNMENT

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

The meeting adjourned at 9:40 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary