

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

July 7, 1994

The regular meeting of the Manistee City Planning Commission was held on July 7, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, J. Gavlinski
D. Johnson, J. Lakos, A. Slawinski, R. Yoder

MEMBERS ABSENT: J. Carter, D. Jones

OTHERS PRESENT: J. Rose (City Code Administrator)
K. Schindler (County Planning Dept.)

NEW MEMBER:

Janice Gavlinski was welcomed as a new member to the Planning Commission.

PUBLIC HEARING:

There was no public hearing on the agenda.

SITE PLAN REVIEWS:

There were no site plan reviews on the agenda.

CITIZEN QUESTIONS AND CONCERNS:

There were no citizen questions or concerns expressed at the meeting.

MINUTES:

It was moved by R. Franckowiak, supported by J. Lakos, that the minutes of the June 2, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Sign Ordinance:

Jon Rose advised that he will be arranging a meeting to establish guidelines for lighted signs in the Historic District. R. Bauman informed the Commission that it has decided to proceed with finalization of the draft Ordinance without waiting any longer for comments from the Downtown Merchants Association. The merchants have had the document

for review for several months. Attempts to expedite their comments have not been successful.

Historic Overlay District Ordinance Rewrite:

Jon Rose reported that progress is continuing on the new ordinance. The City has summer help which is entering building information into a data base for the ordinance.

CITY UPDATE:

Jon Rose provided the following City update: the North riverbank erosion control work should be done by the end of July, the recent storm damage to Memorial Drive was the result of temporary storm drain pipe conditions associated with the river work, and the annual Planning Commission report was given to the City Council by Roger Yoder in a dazzling manner.

D.D.A. REPORT:

No report was provided.

ZONING BOARD OF APPEALS REPORT:

D. Johnson reported on two meetings. Set back variances were approved for the new Solberg Marina building, and for the fence on Arthur Street adjacent to the State Police Post. Proper meeting notice procedures were followed, however after the meeting the State Police have made comments regarding the fence. Jon Rose will meet with the Police and the fence owner to discuss a possible change in the fence to accommodate the Police concerns.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

R. Bauman summarized the Committee review of plans to paint several downtown buildings, and to restore the Penny building to its mid-50 appearance. Also, the 440 West deck has been redesigned to allow direct access from inside the building.

ORDINANCE COMMITTEE REPORT:

There were no meetings held during the past month.

NEW BUSINESS:

Kurt Schindler, County Planner, described results of study work completed under a grant from the W. K. Kellogg Foundation for groundwater pollution prevention. Manistee was one of three counties receiving this grant.

Mr. Schindler presented a significant amount of detailed information on the study objective, procedures and results. Rather than describe his presentation in these minutes, reference is made to the Manistee Planning Department publications titled "The Underground Press" dated September 28, 1993; November 12, 1993; March 2, 1994; and June 15, 1994 which document the study in detail. (note: these publications

were provided to the Planning Commission subsequent to this meeting and are incorporated into these minutes by reference)

The basic conclusion reached is that Manistee County is a sieve, and all surface water has the potential of contaminating groundwater used as municipal supply. For this reason two ordinances are being prepared; one covering groundwater protection, and one establishing a wellhead protection overlay district.

The new ordinance on groundwater protection is in a draft stage where a public hearing by the City Planning Commission was recommended by Jon Rose. It was moved by D. Johnson, supported by J. Lakos that a public hearing be held at the next regular Planning Commission meeting. The motion passed unanimously. The draft will be reviewed with the City Council Ordinance Committee prior to the public hearing.

WORK SESSION:

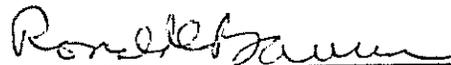
There was no work session on the agenda.

ADJOURNMENT:

There being no further business, it was moved by D. Johnson, supported by A. Slawinski, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:15 PM.

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Ronald C. Bauman, Secretary