

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 1, 1997

A Meeting of the Manistee City Planning Commission was held on Thursday, May 1, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Richard Franckowiak, Kristie Harless, John Lakos, Mathew McShane, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Mike Fatke, Duane Jones

OTHERS PRESENT: Lori Donnan (Zoning Administrator), Jon Rose (Community Development Officer), Ray Fortier (City Council), Jeff Mikula (Abonmarche), Denise Mikula (City Staff), Ed Kriskywicz (Construction Design)

Meeting was opened at 7:00 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

There was no public hearing on the Agenda.

SITE PLAN REVIEWS:

FMB-Security Bank - ATM Building

A site plan was presented for FMB- Security Bank - ATM Building for their Auto Bank at 71 Division Street. The committee asked questions which designer Ed Kriskywicz answered. The site plan was reviewed and meets all of the zoning requirements. After discussion MOTION by Serocki, supported by Lakos to approve the site plan. Motion passed unanimously.

Manistee Vacuum

A site plan for Manistee Vacuum, 340 River Street was presented. The request is for a deck, stairs and fence on the north side of the building facing the Riverwalk. Prior approval has been received from the Historic Overlay Review Committee for the deck and stairs only. The proposed fence will need approval from by the Historic Overlay Committee. The Site Plan shows that a variance will need to be obtained from

the Zoning Board of Appeals for the Waterfront set-back requirements. After discussion MOTION by Franckowiak, supported by Slawinski that the Site Plan be approved with the condition that the fence needs to be approved by the Historic Overlay Review Committee and a zoning variance needs to be obtained from the Zoning Board of Appeals for the Waterfront set-back. Motion passed unanimously.

Mary Trucks, Lot Combination

Lori Doman presented a request from Mary Trucks, 585 Ramsdell Road to combine parcel # 51-51-311-375-08 and #51-51-311-375-07. Ms. Trucks would like the parcels combined in order to build an attached two car garage. After discussion MOTION by Lakos, supported by Harless to approve the lot combination. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were expressed by the citizens in attendance.

MINUTES:

MOTION by Harless, supported by Franckowiak, that minutes of the April 3, 1997 meeting be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

Zoning Ordinance Amendments

Lori Donnan presented two proposed Zoning Ordinance Amendments that the committee discussed at the April 17, 1997 worksession. MOTION by Franckowiak, supported by Slawinski that the Planning Commission endorse the proposed Zoning Ordinance Amendments. Motion passed unanimously.

The proposed amendments will be sent to the Ordinance Review Committee for review.

CITY UPDATE:

Jon Rose, Community Development Officer gave an update on the following projects: Pandrol Jackson will be the first business in the Renaissance Zone. We have received a tentative agreement on the NPDES permit for WWTP discharge. There will be a meeting on May 8th for the Tenth Street residents to inform them of the disruptions they will experience while the work on the sewer separation is in progress. The City and County have tentative final agreement for the County to take over ownership of Blacker Airport. Spring Trash haul has been going well and they should be finished on Monday. Discussed the fact that the City is unable to take any appliance that has contained CFC's. Water main flushing began on April 20th and

should finish up next week. Hazardous household waste not including pesticides can be dropped off at Northern A-1 Service on April 30, May 1, and May 2, 1997.

They have been updating the utilities on the Riverwalk this week. The ramp by the DDA parking lot has been poured and they have been putting up the railings. Dedication is scheduled for May 20, 1997.

A Sign Ordinance Meeting was held with the Block Captains and they will be making a recommendation to the Chamber for endorsement. The Chamber of Commerce is looking into adding an addition to the building to make room for the EDO office. City Staff will be looking into an Ordinance Amendment that would make it easier for individuals that want to make a lot combination.

Chairman Yoder discussed the letter that was received by the Planning Commission inviting them to Mayor's Exchange.

REPORTS:

D.D.A.:

Meeting is scheduled for May 7, 1997 at 12:00 noon at the Four Forty West Restaurant.

Zoning Board of Appeals

A meeting was held on April 14, 1997 for a request from Fred Fauble and Sharon Schultz for a variance to the height limitation of an accessory structure from 14 feet to 15 feet for construction of a garage. The variance was granted. The Zoning Board of Appeals will hold a meeting on Monday, May 5th to hear a request from Dennis Simoneau for a height variance along with another request from Ambar for a height variance.

Historic Overlay Review Committee

A meeting was held on April 9, 1997 for a request from Ed Kriskwicz for his building at 387 River Street. Approval was received for colors and the door. The Manistee Art Institute received approval for a banner that lists their 1997 Exhibits. This banner will be on the Ramsdell Theater adjacent to the banner of the Manistee Civic Players. Manistee Vacuum received approval for the repair and maintenance of the existing decks on the main and second floors with the condition that all vertical surfaces must be painted by May 1, 1998.

Joint City Review/Ordinance Committee

No meeting.

NEW BUSINESS:

Chairman Yoder asked if we should meet with the Housing Commission on the Adult Foster Care needs of the community. We will continue discussion at a later date.

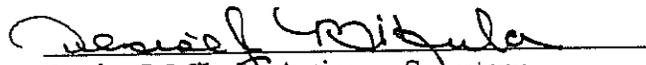
Lori Donnan presented a request from County Planner, Kurt Schindler to meet with the Planning Commission prior to June 4, 1997. He would like to receive endorsement for the County Land Use Plan. This meeting will be held on either Wednesday, May 21st or Thursday, May 22nd. Members will be notified next week on the time and place of the meeting.

ADJOURNMENT:

There being no further business, MOTION by Slawinski, supported by Franckowiak that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 7:50 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary