

**MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

**SPECIAL MEETING MINUTES**

JULY 22, 1999

A Special Meeting of the Manistee City Planning Commission was held on Thursday, July 22, 1999 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Ray Fortier, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, Tony Slawinski and Roger Yoder

**MEMBERS ABSENT:** Mike Fatke, Cyndy Fuller

**OTHERS PRESENT:** Duane Jones (Lighthouse Landings LLC), Jeff Mikula (Abonmarche), Ben Bifoss (City Manager), Sid Scrimger (Fire Chief), Tom Kubanek(316 Tamarack Street), John Bartosz (613 Bryant Avneue), Barry Bauman (552 Harvard), Dar & Jan Cordes (601 Harvard), Don Jones (205 Lighthouse Way South), Allan Domres, Mark Niesen (Building Inspector), and Jon Rose (Community Development)

Meeting was open at 7:00 p.m. by Chairman Roger Yoder.

**PUBLIC HEARING:**

**Lighthouse Landings LLC - Amend PUD Special Use Permit**

It was discovered that changes had been made to the original Planned Unit Development Site Plan since the Special Use Permit was issued in February 1996. The changes involving units #1 thru #28 which were already been built were approved as minor changes to the PUD at the July 1, 1999 Planning Commission Meeting.

At the July 1, 1999 meeting the Planning Commission determined that the proposed changes involving units #29 thru #36 were major changes to the PUD and would require a Public Hearing to Amend the PUD Special Use Permit.

Duane Jones of Lighthouse Landings is requesting to amend the Planned Unit Development Special Use Permit issued in February 1996 to allow an additional two units and reconfiguring the South four buildings (Units 29 thru #36 not yet built). The Lighthouse Landing project is located on the corner

of First and Cherry Streets.

Fire Chief Sid Scrimger has approved a modification from Abonmarche with an amended proposal for the South cul-de-sac. With the new design it will not be a problem to turn the Aerial Fire Truck around.

Tom Kubanek, 316 Tamarack Street expressed the need for a fence between the East Property line and his property.

Duane Jones said a fence had been promised, and said they intend to provide one.

Jan & Dar Cordes, 601 Harvard Lane spoke of their concern regarding the loss of wildlife and the height of potential developments.

Barry Bauman spoke in favor of the project.

Public Hearing closed at 7:20 p.m.

#### **SITE PLAN REVIEW:**

##### **City of Manistee/National City Bank - Lot Splits and Combinations**

The City of Manistee and National City Bank are requesting lot splits and combinations. The City would split a part of lots 11 & 12 from parcel code #51-51-453-707-07 which would then be combined with parcel code #51-51-453-702-01 owned by National City Bank.

National City Bank would split a part of lots 5, 6 & 7 of parcel code #51-51-453-702-01 which would then be combined with parcel code #51-51-453-706-05 owned by the City.

MOTION by John Lakos, seconded by Kristie Harless that recommendation be made to the City Council that the request from the City of Manistee to split a part of lots 11 & 12 from parcel code #51-51-453-707-07 and combine it with parcel code #51-51-453-702-01 owned by National City Bank and National City Bank's request to split a part of lots 5, 6 & 7 of parcel code #51-51-453-702-01 and combined it with parcel code #51-51-453-706-05 owned by the City be approved.

Motion passed with Tony Slawinski Abstaining.

#### **CITIZEN QUESTIONS AND CONCERNS:**

No questions were or concerns were expressed by citizens in attendance.

**MINUTES:**

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the July 1, 1999 meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

No new business.

**UNFINISHED BUSINESS:**

**Lighthouse Landings, LLC. - Amend PUD Special Use Permit**

A Public Hearing was heard earlier in response to a request from Lighthouse Landings, LLC for an amendment to the Planned Unit Development Special Use Permit in February 1996 to allow an additional two units and reconfiguring the South four buildings (Units 29 thru #36 not yet built).

The decks on units #23 through #28 encroach into the 10 foot set-back to within 6 inches of the property line. Discussion resulted in consensus that those units should not be approved as a part of the Planned Unit Development. They will be placed on the August 5, 1999 Agenda.

MOTION by John Serocki, seconded by John Lakos to approve units #1 through #22 as built. Motion passed with Tony Slawinski abstaining.

MOTION by Ray Fortier, seconded by John Lakos that units #29 through #36 be approved as shown on the site plan with no decks. Motion passed with Tony Slawinski abstaining.

**Parks Commission - City Property adjacent to Duffy Park**

At the July 1, 1999 Planning Commission Meeting John Rozga Chairman of the Parks Commission presented a proposal on behalf of the Parks Commission. The Parks Commission is asking conceptual endorsement from the Planning Commission for the development of Soccer Fields, Parking Lot, Playground area and other development on the property immediately north of Shorty Mucha Field.

City Manager Ben Bifoss spoke on the history that has taken place for the City to obtain the property.

Sid Scrimger, Vice President - Manistee Soccer Club spoke of the need for soccer fields in the City. MOTION by Ray Fortier, seconded by Kristie Harless that the Planning Commission endorse the Parks Commission conceptual development of Soccer Fields, Parking Lot, Playground area and other development on the property immediately north of Shorty Mucha Field. Motion passed unanimously.

**OTHER COMMUNICATIONS:**

None

**ADJOURNMENT:**

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

Meeting adjourned at 8:18 p.m.

MANISTEE PLANNING COMMISSION

  
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Jon R. Rose, Acting as Secretary