

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

AUGUST 5, 1999

A meeting of the Manistee City Planning Commission was held on Thursday, August 5, 1999 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Cyndy Fuller, Kristie Harless, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Mike Fatke, Bob Hornkohl

OTHERS PRESENT: Duane Jones (Lighthouse Landings LLC.) Don & Dorothy Jones (205 Lighthouse Way South), Ruth Seng (Seng Crane & Excavating Inc.), Jeff Seng (Seng Crane & Excavating), Joe Pienta, Jeff Mikula (Abonmarche), Ben Bifoss (City Manager), Jon Rose (Community Development) and Denise Mikula (City Staff)

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

PUBLIC HEARING:

Seng Crane & Excavating Inc. - Zoning Amendment

Seng Crane & Excavating Inc. is requesting a Zoning Amendment to provide for Motor Freight Transportation and Warehousing as an additional Special Use in the Transition District.

Jeff Seng said that prior to the Zoning Change the property they own on Main Street was classified as industrial.

Joe Pienta owns the house which borders the property on Thirteenth Street. Mr. Pienta asked questions regarding the proposed use of the property.

Jeff Seng said that Dr. Shrink wants to purchase the property from the Seng's and wants to build a wholesale distribution center for shrink wrap. There would be delivery approximately 3 times a week by semi's and the product is then shipped out.

Jon Rose read a letter from Robert & Linda Andersen 1409 Manistee Street asking that the request for a Zoning Amendment be denied.

Mr. Yoder read a letter from Kenneth & Susie Bauman, 1405 Manistee Street also requesting a denial of Seng's application.

Mr. Yoder also received a phone call expressing concerns about increase traffic in the neighborhood.

Public Hearing closed at 7:10 p.m.

Seng Crane & Excavating - Special Use Permit

Seng Crane & Excavating is requesting a Special Use Permit for a distribution warehouse to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets.

Mr. Rose stated that the request for a Special Use Permit application is subject to the approval of the Zoning Amendment.

Chairman Yoder asked Jeff Seng questions that the concerned neighbors had asked in their letters . The questions included the following:

- | | | | |
|----|---------------------------------------|----|--|
| Q. | What are the hours of operation? | A. | 8:00 a.m. - 5:00 p.m. |
| Q. | How many semis per week? | A. | Approximately three. |
| Q. | How many outgoing shipments per week? | A. | Varies/ shipped via UPS and other shipping companies. |
| Q. | What about outside stockpiling? | A. | None/everything will be contained within the building. |

Public Hearing closed at 7:15 p.m.

Lighthouse Landings - Encroachment

Lighthouse Landings has three buildings (units #23, #24, #25, #26, #27 and #28) that have decks that encroach into the required 10 foot side-yard set-back. One encroachment is to within 6 inches of the property line.

Duane Jones, Lighthouse Landings said that he has a letter from the National Guard that states they have no objection to the encroachment. Mr. Jones said that if necessary he would attempt to purchase property from the National Guard.

Questions about the standards for the Transition District were asked. Jon Rose read the purpose from the Transition District out of the Zoning Ordinance.

Ray Fortier asked why Dr. Shrink was not present at the meeting. Mr. Seng said that Mike Stenberg was out of town.

MOTION by John Serocki, seconded by Ray Fortier that the Planning Commission table until the September meeting the request from Seng Crane & Excavating Inc. to add Motor Freight Transportation and Warehousing as an additional Special Use in the Transition District. The Planning Commission will invite Mike Stenberg and the concerned neighbors to the meeting for further input. Motion passed with voting as follows:

Aye: Fortier, Harless, Lakos, Serocki, Slawinski and Yoder

Nay: Fuller

Lighthouse Landings - Encroachment

A Public Hearing was heard earlier in the evening concerning the encroachment of three buildings (units #23, #24, #25, #26, #27 and #28) that have decks that encroach into the required 10 foot side-yard set-back.

Duane Jones said that he had spoken with Jon Rose regarding options regarding the encroachment. Mr. Rose said that reducing the decks from 10 feet to 5 feet would provide some set-back from the property line and still allow usage of the decks. Mr. Rose had also spoken of allowing Mr. Jones 30 days to try to acquire property from the adjoining property owner. Mr. Jones said that 30 days would not be sufficient time to try to obtain the property since he would be dealing with a State Agency.

MOTION by Ray Fortier, seconded by John Lakos that the Planned Unit Development for Lighthouse Landings L.L.C. be amended in accordance with the new site plan with the following additional conditions:

1. A fence shall be provided along the easternmost property line.
2. The required 10 foot set-back is reduced to 5 feet for units #23, #24, #25, #26, #27 and #28 and the existing decks will be removed to comply with this 5 foot set-back. The existing decks will be allowed to remain until November 4, 1999 to allow the developer opportunity to obtain evidence that he can acquire at least 10 feet of property from the adjoining property owner.

Motion Passed Unanimously.

Tom Kubanek, 316 Tamarack Street submitted a letter requesting that fencing (along the East end of Lighthouse Landing property which backs up to Mr. Kubanek's West Property Line) be a condition of the modified Special Use Permit.

Public Hearing closed at 7:18 p.m.

SITE PLAN REVIEW:

None

CITIZEN QUESTIONS AND CONCERNS:

None

MINUTES:

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the July 22, 1999 Special Meeting be approved. Motion approved unanimously.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Seng Crane & Excavating Inc. - Zoning Amendment

A Public Hearing was held earlier in response to a request from Seng Crane & Excavating for a Zoning Amendment to allow Motor Freight Transportation and Warehousing as an additional Special Use in the Transition District.

MOTION by Cyndy Fuller, seconded by Kristie Harless that the Planning Commission approve and forward to City Council the request from Seng Crane & Excavating Inc. to add Motor Freight Transportation and Warehousing as an additional Special Use in the Transition District.

Cyndy Fuller stated that the property in question was re-zoned in 1991 from Industrial to Transitional. Mr. Seng said that the property was purchased around 1992.

OTHER COMMUNICATIONS:

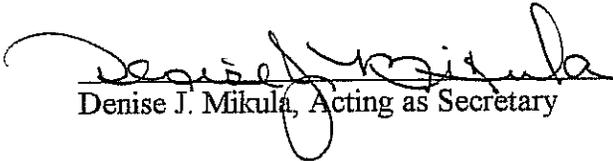
The Master Plan seminar will be held on September 29, 1999. Information will be forwarded to members as to the time and place when available.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by John Serocki that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:05 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

