

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

AUGUST 3, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, August 3, 2000 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, Roger Yoder

MEMBER LATE: Phil Picardat

MEMBERS ABSENT: None

OTHERS PRESENT: Keith Mead (Harbor Village), Ed Seng (Manistee Area Public Schools), John Soltes (1054 Oak Street), Amy Malek (Prein & Newhof), R. 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:

None

CITIZEN QUESTIONS AND CONCERNS:

None

Chairman Roger Yoder asked the Planning Commission if they wanted to amend the agenda to include a request for a Site Plan Review from Harbor Village for Cottage #33 & #34 and to review a request for the correction in a description for a previous lot split for William & Connie Slade's property on Main Street.

MOTION by Tony Slawinski, seconded by John Lakos that the agenda be amended to include a request from Harbor Village for a site plan review and a request to correct a description on a previous lot split for William & Connie Slade. Motion passed unanimously

APPROVAL OF MINUTES:

MOTION by Kristie Harless, seconded by John Lakos, that the minutes of the July 6, 2000 Planning Commission Meeting be approved. Motion approved unanimously.

UNFINISHED BUSINESS:

NONE

NEW BUSINESS:

Manistee Area Public Schools - New High School - Site Plan Review.

A request for a Site Plan Review has been received from the Manistee Area Public Schools for the construction of a new High School. The new building is located on property that is south of Twelfth Street between Tamarack and Oak Streets. This property is currently in the process of being annexed from the Charter Township of Filer into the City of Manistee.

Amy Malek, Prein & Newhof said that the building will be located on the Northwest corner of the property with a parking lot adjacent to the building. There will be two P.E. fields, a softball field with room for additional facilities on site. Ms. Malek explained the storm water detention. A driveway will be constructed to the school from Oak to Tamarack Street along the Twelfth Street right-of-way. The driveway will be built to City specifications for a local street.

John Serocki asked if the property had already been purchased. Ed Seng said that the school has already purchased the property and has purchased the property to the west for the Twelfth Street right-of-way.

Roger Yoder asked about access to the school and expressed concern over only having two means of accessing the school. The School and City are applying for grants for the extension of Twelfth Street from Cherry Street to Maple Street.

John Soltes asked questions about the driveway, annexation, bikepaths, signage, amount of traffic and the possibility of speed bumps.

Jon Rose said that the Site Plan meets the set-back requirements of either the R-3 or the R-4 Zoning Districts. The school will need a variance from the Zoning Board of Appeals for both the height of the building and the signage.

MOTION by Bob Hornkohl, seconded by John Serocki that the site plan for Manistee Area Public Schools to construct a new high school south of Twelfth Street be approved with the condition that a variance be obtained from the Zoning Board of Appeals for height and signage. Motion passed unanimously.

City Garage, New Entry - Site Plan Review

The City Garage is located at 280 Washington Street. The City has plans to update the public entry on the building by removing the existing entry and replacing it with a new entry including ADA parking. Site Plan review of the proposed project shows that the requirements of the Zoning Ordinance has been met.

MOTION by John Lakos, seconded by Tony Slawinski that the site plan for the City of Manistee, City Garage, 280 Washington Street to remove the existing entry on the west side and replace it with a new entry including ADA parking be approved. Motion passed unanimously.

Gibbs Building - Site Plan Review

Brad Kane is requesting a Site Plan Review for the Gibbs Building, 360 River Street. Mr. Kane plans to add two decks on the riverside of the Gibbs Building with stairs from the lower deck to the ground. Site Plan review of the project shows that plan meets the requirements of the Zoning Ordinance. The Historic Overlay Review Committee met on Tuesday, August 1st and approved the project.

MOTION by John Serocki, seconded by John Lakos that the site plan review for the Gibbs Building, 360 River Street to add two decks on the riverside of the building with stairs from the lower deck to the ground be approved. Motion passed unanimously.

William & Connie Slade - Correction in description/previous lot split.

William & Connie Slade were granted a request for a lot split for their property at 1800 Main Street (51-51-713-175-02) in June 1999. When the deed was proceed the legal description did not match the legal description of the request. Jon Rose is asking the Planning Commission to approve a lot split with the new legal description. The new legal description allows for a larger set-back for the home and meets the requirements of the Zoning Ordinance.

MOTION by Kristie Harless, seconded by John Lakos that Mr. & Mrs. Slade be granted a correction to their lot split for parcel #51-51-713-175-02. Motion passed unanimously.

Harbor Village, Cottage #33 & 34 - Site Plan Review.

Keith Mead from Harbor Village is requesting a Site Plan Review for a change in the location of cottage #33 & #34. Mr. Mead would like to move cottage #33 an additional 6 feet back from the current front-yard set-back of 25 feet for a total of 31 feet and cottage #34 an additional 10 feet back from the current front-yard set-back for a total of 35 feet. This will not reduce any of the required side-yard set-backs. Jon Rose said this could be approved as a minor modification to the PUD and meets the requirements of the Zoning Ordinance.

MOTION by Kristie Harless seconded by Bob Hornkohl that the Site Plan from Harbor Village to relocate cottage # 33 (31 feet from the front-yard set-back) and cottage #34 (35 feet from the front-yard set-back) be approved. Motion passed unanimously.

OTHER COMMUNICATIONS:

Chairman Roger Yoder handed out seminar information from the Northwest Michigan Council of Government. If anyone is interested in attending they should fill out the form and send it to Denise.

WORKSESSION:

Capital Improvement List

Ben Bifoss explained that a list of possible Capital Improvements for the City is being put together. This is a wish list of improvements that are being compiled from Departments, Boards and Commissions. The Planning Commission is asked to make a list of additions and send them to Denise next week.

Ray Fortier would like to see "Hiking & Ski Trails constructed on the 187 acres on M-55 property"

Sewer Map - Charter Township of Filer

Discussion from the Joint Worksession with the Charter Township of Filer was to work on a map that shows possible areas for the wholesaling of sewer from the City to Filer. A map was worked on by the City of Manistee Planning Commission that will be forwarded to the Charter Township of Filer Planning Commission.

Per Diem for Planning Commission Members

Jon Rose said that City Council is discussing the issue of payment for people who serve on various Boards and Commissions. The Planning Commission discussed the possibility of receiving a per diem for serving on the commission.

MOTION by Ray Fortier, seconded by John Serocki that the Planning Commission ask the City Council to consider a per diem payment to the members of the Planning Commission for their service to the City.

Motion passed with voting as follows:

Yes: Ray Fortier
Kristie Harless

Bob Hornkohl
John Lakos
John Serocki
Tony Slawinski
Roger Yoder

No: Phil Picardat

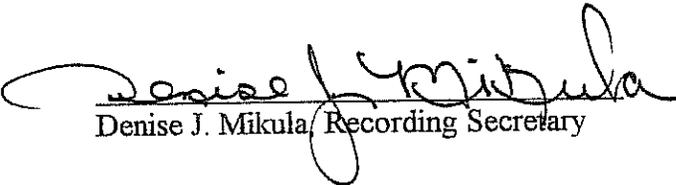
Motion Passed.

ADJOURNMENT:

MOTION by John Serocki, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:30 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

