

MANISTEE CITY PLANNING COMMISSION  
70 Maple Street  
Manistee, MI 49660

SPECIAL MEETING MINUTES

NOVEMBER 21, 2002

A Special meeting of the Manistee City Planning Commission was held on Thursday, November 21, 2002 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Bob Davis, Greg Ferguson, Ray Fortier, Joyce Jeruzal, Phil Picardat, John Serocki, Tony Slawinski, and Roger Yoder

**MEMBERS ABSENT:** David Kelley

**OTHERS:** Jerry Adams (LSL), Alan Marshall (City Council), Tex Collins (92 Poplar Street), Ken Grabowski (Manistee News Advocate), Ed Seng (Seng's Crane & Excavating), Bill & Mary Kracht (403 First Street), John Perschbacher (420 Third Street), Nick Jascue (Sixth Street), Laverne Miehke (363 Eleventh Street), (Mitch Deisch (City Manager), Jon R. Rose (Community Development), and Denise Blakeslee (City Staff) and others

Meeting was open at 7:03 p.m. by Chairman Roger Yoder.

**PUBLIC HEARING:**

Public Hearing - Master Plan

Notice has been published for three days in the Manistee News Advocate for a Public Hearing for the Master Plan. This notice was published on November 5, 6, & 7 2002 in accordance with Act 258 of the Michigan Public Acts of 1931 as amendment. The Public hearing is for the purpose of receiving comment on the proposed Manistee Master Plan. A copy of the proposed plan is on file at the office of the City Clerk of the City of Manistee. A copy has also been posted on the City's web page [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us) for review.

Jerry Adams from Langworthy, Strader and LaBlanc (LSL) was in attendance to give an overview of the proposed Master Plan. Mr. Adams explained to the public in attendance that a Master Plan is not the same as the Zoning Ordinance. The Master Plan is to visualize how the City of Manistee is to be developed over the next ten years. Once the Master Plan is adopted then the City will update the Zoning Ordinance. Both a Master Plan and Zoning Ordinance can be amended.

Mr. Adams asked the public in attendance how they would like to see the City of Manistee develop? What type of vision do they have for the City? Items Mr. Adams reviewed from the plan included:

- Breakdown of the community
- Existing Land Uses - noted areas of inconsistencies
- Comparisons with neighboring communities using census data
- Impact that seasonal homes has on the census count for the community
- Demographics with other municipalities in the state of similar size, located on the water, etc.
- Downtown recommendations - first floor occupancy
- How the downtown impacts with neighboring residential areas
- Goals for the community
- Land use districts
- Future Land Use Map
- Bike path through the community
- Waterfront Overlay district to protect the shoreline

Mr. Adams asked for questions, concerns and comments from the public in attendance.

Ed Seng, Seng's Crane & Excavating, 200 River Street

Mr. Seng asked Mr. Adams what impact the designation of "Mixed Use" would have on the Ex-cello property? He also asked if the property could remain under the current Industrial Classification? Mr. Seng noted that there is no waterfront property left on this side of the State for Industrial Development. Mr. Adams said that the classification of "Mixed Use" is flexible and the plan would recognize a range of development in the "Mixed Use" area.

Mr. Seng also expressed concern over the number of marinas in the Channel with the number of ships that come through the channel (over 170 this year). Mr. Seng suggested that there is not a need to develop any more marinas in the channel.

Bill Kracht, 403 First Street

Mr. Kracht said that he was able to download the plan from the City's Web page and has three areas he would like to comment on.

1. Desire to protect neighborhoods and the historic character of the community.
2. Wants to maintain the viable residential areas that are in proximity with the downtown.
3. A residential building in his neighborhood received a Special Use Permit to allow a real estate office to be established in the building. Mr. Kracht does not want to see commercial uses allowed on First Street and the Future Land Use Map extends the Commercial District in the first block on First Street south of Maple which includes the Ramsdell Theatre, a duplex and the real estate office.

Jon Rose noted that the District follows the DDA District. Mr. Rose noted that the Ramsdell Theater is included in that district and said that the line could be moved from Second Street to the Alley next to the Theater.

John Perschbacher, 420 Third Street

Mr. Perschbacher is a member of the Zoning Board of Appeals and said that he had been included in some of the preliminary discussions. Mr. Perschbacher said that there had been discussion to hold neighborhood meetings and asked why they had not been held. Mr. Rose said this public hearing has been scheduled to allow input from the Public for the Master Plan.

Mr. Perschbacher expressed concerns over the "Mixed Use" area east of U.S. 31. Mr. Perschbacher does not want to see any neighborhoods torn down to develop marinas or condominiums. He would like to see the fabric of the community changed or loose any of the historic neighborhoods. Mr. Perschbacher agreed with Mr. Kracht that he did not want to see the Commercial District run any further down First Street.

Mr. Perschbacher spoke of the impact on the community with the change from Industrial to Tourism. Mr. Perschbacher does not want to loose the historic heritage of the community and would like to see a defined district and committee formed to protect the historical homes in the community. Mr. Perschbacher owns a large historic home and said that they being taxed out of existence and that without tax credits we would loose our historic heritage.

Tex Collins, 92 Poplar Street

Mr. Collins stated that if any more riverwalk is constructed he would like to see it constructed out of sheetpile and concrete not wood. Mr. Collins was opposed to the use of wood due to the maintenance necessary.

Mr. Collins asked about the vacant property in the industrial park and said that in the early 1990's Kay Wagner wanted to build residential units in the park and the request was denied. Mr. Rose noted that since that time the protective covenants of the park have expired which was a requirement of the grant used to construct the park. Mr. Collins would like the City to sell/give the footage necessary for Harbor Village to construct housing along the berm on Dunes Drive. Mr. Collins feels that this development would provide more tax base to the City.

Mr. Collins feels that enough funds have been spent on the Downtown area and would like to see money spent on the Port. Mr. Collins suggested a coal generating facility. Mr. Collins said that U.S. 31 should be moved out of Manistee. You must drive defensively due to the increase in traffic. The Country Club could be converted into a Condominium Development since there are plenty of other golf courses in Manistee County. Also he would like to see Filer Township and Manistee Township merged into the City. Last Mr. Collins expressed concerns over the new curbs by Wesco and Northside Bar and the islands on Cherry Road.

Mary Kracht, 403 First Street

Mrs. Kracht spoke of several items she would like to see addressed. The items included

1. More retail in the Downtown District with more variety.
2. To see the City increase the population in the Community.
3. Like to see the development of the second floor units in the Downtown District. Suggested looking at grants and incentives to assist development.
4. Would like to see an improvement in the U.S. 31 Corridor into the community. Currently there is no reason to turn into Manistee. Not attractive, needs signage.
5. Mixed Used Areas - would like to control the aesthetics in these areas to keep the industrial development compatible with the neighboring residential areas.
6. Likes the idea of a bike path that runs along the water through the historic areas of the community.

Ed Seng, 200 River Street

Mr. Seng noted that there needs to be a way to slow down traffic on U.S. 31. We need a better road system in the community and suggest that a by-pass would allow easier access for industrial developments in the community since they would not have to contend with through traffic.

Nick Jascue, Sixth Street

Mr. Jascue is new to the area and asked Mr. Adams how the study was done? Mr. Adams spoke of the many documents that were used to compile data (old Master Plan, Studies, Surveys etc.). Mr. Jascue asked if there had been an impact study on the Casino done. Mr. Adams said that the Casino is not in the City Limits but they he had spoke with the consultant who did the Manistee Township Master Plan which delineates the area, but does not note any impact. Mr. Jascue asked if they could use the Mt. Pleasant information? Mr. Adams said that LSL is doing work for the Casino in Mt. Pleasant. LSL used what information they could in the City's Plan.

Mitch Deisch, City Manager

Mr. Deisch had completed updating the Master Plan for Grand Haven two weeks prior to coming to Manistee. Mr. Deisch noted that in Grand Haven the second floor areas of the downtown has had tremendous development by owners and for rental units. Mr. Deisch feels that in time that will be noticed in Manistee.

The City of Manistee is similar to Grand Haven with the beautiful views of the waterfront areas. Mr. Deisch would like to see View Corridors included in the Master Plan. Mr. Adams said that the Waterfront Overlay District can give recognition to the views of those areas.

Mr. Deisch noted that the signage in the community is in need of improvement and that the City is working on the development of better signage for our community.

Public Hearing - December 5, 2002.

Mr. Rose noted that there will be another public hearing scheduled for the December 5, 2002 Planning Commission Meeting. The Future Land Use Map will be added to the City's Web page.

There being no further discussion the Public Hearing closed at 8:23 p.m.

**CITIZEN QUESTIONS AND CONCERNS:**

None

**APPROVAL OF MINUTES:**

Planning Commission Meeting Minutes, November 7, 2002

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the November 7, 2002 Planning Commission Meeting be approved. Motion approved unanimously.

**NEW BUSINESS:**

None

**UNFINISHED BUSINESS:**

None

**OTHER COMMUNICATIONS:**

Reminder to the members of the Planning Commission that the Citizen Planner Program begins on Wednesday, December 4, 2002. Anyone who has not signed up and would like to needs to contact Denise by Friday, November 22, 2002.

**WORK/STUDY SESSION:**

None

**ADJOURNMENT:**

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

Meeting adjourned at 8:25 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Blakeslee, Recording Secretary