

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660



MEETING MINUTES

May 6, 2004

A meeting of the Manistee City Planning Commission was held on Thursday, May 6, 2004 at 7:00 p.m. in the Manistee Middle School Library, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, Cyndy Fuller, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief and Roger Yoder

MEMBERS ABSENT: Bob Davis and David Kelley

OTHERS: Robert Gault, Jeff Mikula (Abonmarche), Tom Geoghan, Alan Marshall, Jay Kilpatrick (Williams & Works), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant), and others

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

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Special Meeting of April 15, 2004

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the April 15, 2004 Planning Commission special meeting be approved.

Motion approved unanimously.

Approval of Official Record for Manistee Saltworks Development Corporation request for a Special Use Permit

The City of Manistee Planning Commission denied the request for a Special Use Permit from Manistee Saltworks Development Corporation during their Special Meeting of April 15, 2004. An official record has been kept in response to this request. The Members of the Planning Commission is asked to include three items which will conclude the official record. The three items are: Planning Commission Special Meeting Minutes from the April 15, 2004, a copy of the City Council Meeting Minutes of April 20, 2004, and a letter from Jon Rose to the Applicant, (Item #459, #460 and #461).

MOTION by Ray Fortier, seconded by Greg Ferguson that items #459, #460, and #461 be approved as the final three items in the official record for Manistee Saltworks Development Corporation request for a Special Use Permit.

Motion passed unanimously.

NEW BUSINESS:

Robert R. Gault - Parcel Split Request

Mr. Gault purchased parcel #51-51-311-375-08 from Delores Spencer. This parcel fronts on Cherry Street and the undeveloped portion of Twelfth Street. Mr. Gault proposes that the property be split into four parcels. Mr. Gault's request showed five different options to split the parcel.

Mr. Gault explained an error in the assessors office that lead him to believe the parcel was zoned R-4.

Jon Rose said that the only option that the Planning Commission can approve is option #5 which complies with the Zoning Ordinance. Mr. Gault can request an appeal from the ZBA if he wishes to pursue the other options.

MOTION by Greg Ferguson, seconded by Mark Wittlief that the Request for a Parcel Split from Robert Gault to split Parcel #51-51-311-375-08 into four parcels as shown in Option # 5 (attached) be approved.

Motion passed unanimously.

Alan Marshall, 914 Vine Street asked about accountability for the error.

At this time Cyndy Fuller left the room.

Halsey/DSLTL - Parcel Split and Combination Request

James & Charlotte Halsey own property that is divided by Melitzer Street as it turns into Hughes Street. Mr. & Mrs. Halsey have deeded the north portion of the property to DSLTL, Inc. DSLTL, Inc. would like to include this property with "The Cottages". Included in the property is a portion of Hughes Street that has been vacated.

Jon Rose explained the history of the property with the Planning Commissioners and they reviewed the maps. Greg Ferguson asked what the parcel was zoned and if there would be any problems with the combination. Mr. Rose said there would not be any problems and that the parcel was being combined with "common grounds" for the Cottage Condominiums and that it was too small for any building to take place.

MOTION by Ray Fortier, seconded by Tony Slawinski that the request for a Parcel Split and Combination from James & Charlotte Halsey to DSLT which will split the north portion of parcel # 51-51-274-702-01 North of Melitzer and Hughes Streets including the previously vacated portion of Hughes Street be combined with "the Cottages".

Motion passed

Ms. Fuller returned to the room

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

The members will hold a worksession on May 20, 2004 in the Middle School Library. Jay Kilpatrick will send a report that gives an overview of the Zoning Ordinance Re-write which will be forwarded to the Commissioners.

Roger Yoder asked if the City can take action to clean up the General Chemical Site. Mr. Rose said that there may be grant monies available, but the property is privately owned by General Chemical.

CITIZEN QUESTIONS AND CONCERNS:

None

WORK/STUDY SESSION:

Jay Kilpatrick, Williams and Works is the consultant that has been hired to assist the Planning Commission with the Zoning Ordinance Re-write. Mr. Kilpatrick will be attending meetings/worksessions as the Planning Commission begins the re-write. Draft language has been distributed to the Planning Commissioners for "Adaptive Reuse for Multiple Family Dwellings". The Planning Commissioners, Mr. Kilpatrick and staff discussed the language and noted possible changes.

Jon Rose informed the Planning Commission that they will be receiving a request for a Special Use Permit from Manistee Inn and Marina who wish to turn the Motel into condominiums. The request will be on the June 3, 2004 meeting agenda.

Mr. Ferguson questioned the rush on the proposed language and expressed his desire to take more time to review the language and felt that the applicant should wait until the ordinance is adopted.

Ms. Fuller questioned the language in item 1616.B.4. "...Any proposed change of occupancy or tenancy of such ground floor commercial or service space may require the prior approval fo the Planning

Commission, if, in the judgment of the Zoning Administrator a proposed use may detract from the residential use of the remainder of the building.”

MOTION by Ray Fortier, seconded by Tony Slawinski that staff prepare language for a Zoning Ordinance Amendment for Adaptive Reuse for Multiple Family Dwellings for a Public Hearing on June 3, 2004 with Planning Commission to further review the language at the May 20, 2004 Worksession.

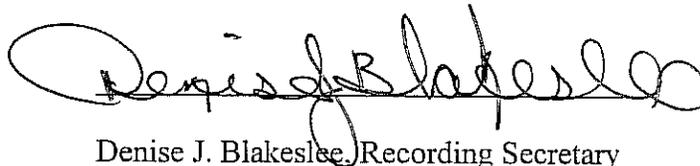
Motion passed with voting as follows:

yes: Fortier, Johnson-Ross, Slawinski, Wittlief and Yoder
no: Ferguson and Fuller

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 9:26 p.m.

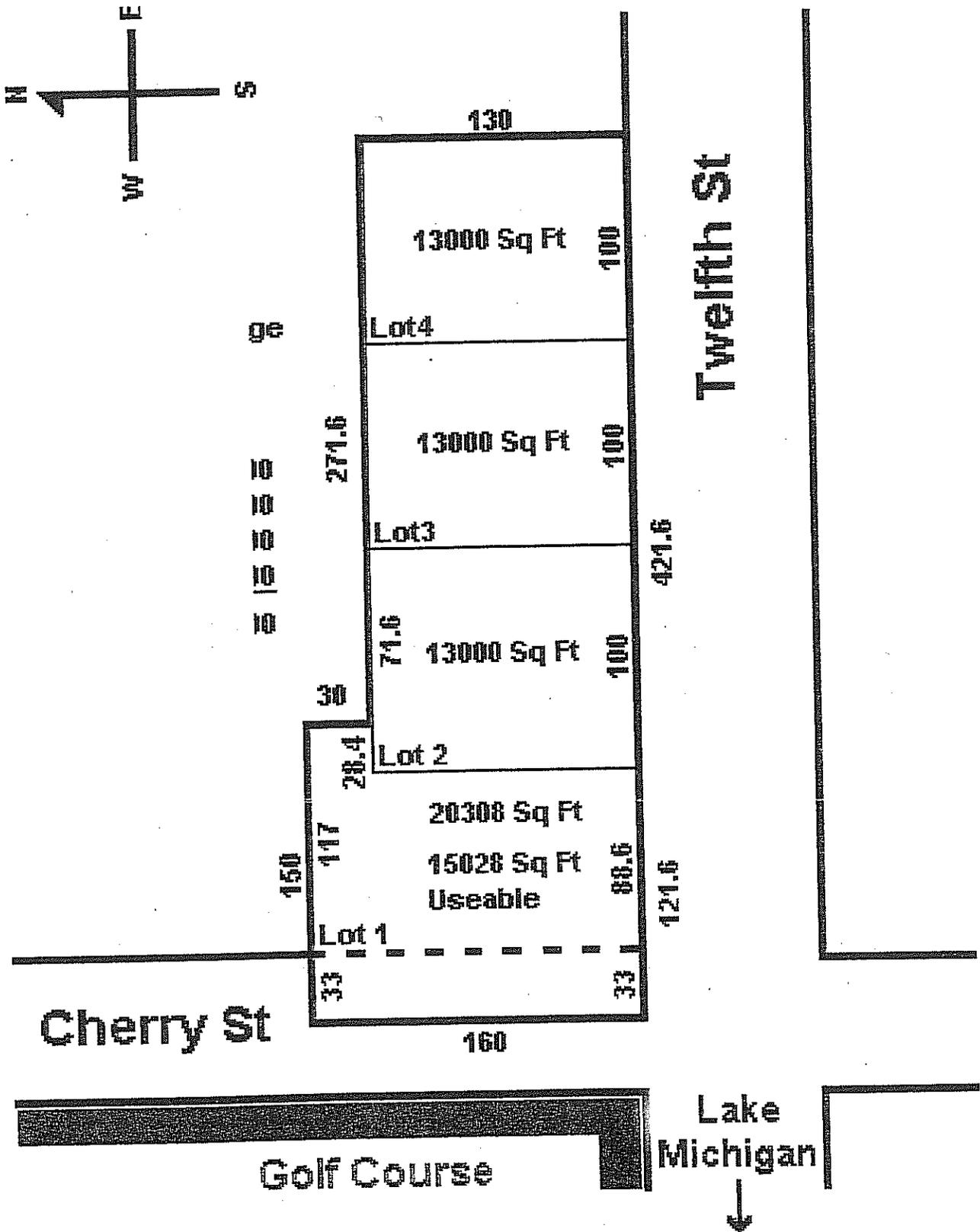
MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

Parcel # 5151-311-375-08

Split Option 5



LEGAL DESCRIPTION

ZONING R3 OPTION 5)

LOTS SPLIT TO FOUR PARCELS (100 FT MINIMUM FRONTAGE) ZONING R3

LOT 1

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET TO POINT OF BEGINNING; THENCE NORTH 160 FEET; THENCE EAST 150 FEET; THENCE SOUTH 30 FEET; THENCE 28.6 FEET WEST; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

LOT 2

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 121.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 100 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

LOT 3

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 221.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 100 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

LOT 4

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 321.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 100 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.