

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 6, 2004

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

MEMBERS PRESENT: Maureen Barry, Tamara Buswinka, Cyndy Fuller, Christa Johnson-Ross, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Greg Ferguson, Ray Fortier, and Mark Wittlief

OTHERS: Patrick & Melva Rybicki (368 Sixth Street), Alan Marshall (City Council), Melissa Rennie (Manistee News Advocate), Bernard Ware Jr. (9094 Alkire Road, Bear Lake), Jon Rose (Community Development), and Denise Blakeslee (Administrative Assistant) and others

Meeting was open at 7:02 p.m. by Chairman Yoder.

Chairman Yoder and members of the Planning Commission welcomed new member Maureen Barry.

PUBLIC HEARING:

Patrick & Melva Rybicki - Alley Vacation Request

A request has been received from Patrick & Melva Rybicki to vacate the an alley that runs East from Michael Street into an alley running North from Sixth Street. Letters of support have been received from the other parties with an interest in the vacation; Guardian Angels Church and Jeff & Heather Janowiak (366 Sixth Street).

Mr. & Mrs. Rybicki are asking for the alley vacation so that they will have enough room to construct a detached garage. Mrs. Rybicki handed out a drawing to the Planning Commissioners that showed the proposed location of the Garage and how it would meet the zoning requirements if the alley were vacated. Mr. Rybicki said that without the vacation of the alley they would not be able to construct a 24' x 24' garage.

Tamara Buswinka asked about the condition of the alley. Mrs. Rybicki said that the alley has never been maintained and that they use it for a driveway to their property. Mrs. Rybicki also said that the church was unaware that there was an alley.

There being no further discussion the Public Hearing closed at 7:06 p.m.

APPROVAL OF MINUTES:

Planning Commission Meeting of September 2, 2004

MOTION by Tony Slawinski, seconded by Christa Johnson-Ross that the minutes of the September 2, 2004 Planning Commission Meeting be approved.

MOTION APPROVED UNANIMOUSLY

NEW BUSINESS:

Patrick & Melva Rybicki - Alley Vacation Request

A Public Hearing was held earlier in response to a request from Patrick & Melva Rybicki to vacation the alley that runs East from Michael Street into an alley running North from Sixth Street. Letter of support were included from the other interested parties.

Motion by Tamra Buswinka, seconded by Tony Slawinski that the Planning Commission recommend to City Council the vacation of that portion of the alley along the north property lines of 366 and 368 Sixth Street, south of property owned by Guardian Angels Church.

MOTION APPROVED UNANIMOUSLY.

Re-schedule October Worksession

Jay Kilpatrick, Williams & Works will be meeting with the Planning Commission during their October Worksession. Since several members will be attending Citizen Planner Training on Thursday, October 21, 2004 the consensus at the September Worksession was to change the date of the Worksession to Wednesday, October 20, 2004 at 6:00 p.m. Arrangements have been made to reserve the Middle School Library for Wednesday, October 20, 2004 at 6:00 p.m. for the October Worksession.

Christa Johnson-Ross will be unable to attend the worksession on that date. Cyndy Fuller and Maureen Barry may be attending make-up class for Citizen Planner in Hesperia that evening. Discussed other alternative dates/times. Concession was to keep the date that was scheduled during their September Worksession.

MOTION by Tamara Buswinka, seconded by Cyndy Fuller that the Planning Commission change the October Worksession to 6:00 p.m., Wednesday, October 20, 2004 to be held in the Manistee Middle School Library, 550 Maple Street.

MOTION APPROVED UNANIMOUSLY.

Denise Blakeslee handed out a tentative schedule for Meeting/Worksession Dates for 2005. Members were asked to review them for approval at the November Meeting. Members also discussed alternative times for worksessions. Consensus was that we would start earlier in the evening (between 5:00 p.m. and 6:00 p.m.) to allow more time to work on the Zoning Ordinance Re-write. Members will check their schedules to see what time works for them.

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Jon Rose met with the people who own the undeveloped 55 acres south of Twelfth Street. They are proposing a Sub-Division/Planned Unit Development project. This could come before the Planning Commission as early as November - December.

Manistee Inn and Marina are working on their Special Use Permit for Condominiums. We may see this on the November Agenda.

CITIZEN QUESTIONS AND CONCERNS:

Bernard Ware, 9094 Alkire Road, Bear Lake. Mr. Ware spoke of the letter that he handed out at the September Worksession. Mr. Ware spoke of how well the Planning Commission conducted themselves during the Manistee Saltworks Development Corporation request. Mr. Ware spoke of language that Pleasanton Township has in their ordinance promoting sustainable development along with health, safety and welfare in to the purpose of their ordinance. Pleasanton Township defined sustainable as meeting the needs of the present, without compromising the needs of future generations.

Alan Marshall, 914 Vine Street. Mr. Marshall wanted to go on record that you cannot define Industry out of the ordinance.

Christa Johnson-Ross, Chairperson of the Non-Motorized Transportation Committee gave an update on their progress. They have met four times and are working on language for a Non-Motorized Transportation Master Plan for the community. They want to develop routes for the city that will join with routes with our neighboring communities that could be connected to State Bike Routes. They have received approval from the Road Commission to mark the shoulders of the roads that are wide enough for bike lanes in the County. The City of Manistee has purchased a stencil and they are looking for grant money to purchase the paint. The City has committed to purchasing 10 bike racks that will be placed throughout the community. They are working with Dial-A-Ride to try to have bike racks installed on their busses so that if someone rides to work and the weather gets bad they can take Dial-A-Ride home.

Tony Slawinski spoke of the importance of Farmland Preservation.

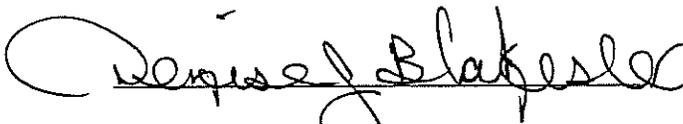
WORKSESSION:

Next Worksession will be on Wednesday, October 20, 2004 at 6:00 p.m. in the Middle School Library. The Planning Commission will continue working with Jay Kilpatrick on the Zoning Ordinance Re-write.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Christa Johnson-Ross that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 8:05 p.m.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, reading "Denise J. Blakeslee". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke.

Denise J. Blakeslee, Recording Secretary