

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF MAY 19, 2005

The City of Manistee Planning Commission met in a worksession on Thursday, May 19, 2005 at 7:00 p.m. in the Middle School Library, 550 Maple Street, Manistee, Michigan.

Members Present: Maureen Barry, Tamara Buswinka, Ray Fortier, Greg Ferguson, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief, and Roger Yoder

Members Absent: Sara Bizon

Others Present: Bill Kozak (Moore & Bruggink, Inc.), Bob Hornkohl (City Council), Alan Marshall (City Council), Melissa Rennie (Manistee News Advocate), Lee Trucks (DDA Member), Kenneth Borenitsch (394 River Street), Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

Worksession began at 7:00 pm.

HHH INVESTING CO.

Bill Kozak, Moore & Bruggink, Inc. explained the Memorandum dated May 12, 2005 that was prepared in response to comments from various departments. Mr. Kozak said that this document could be attached as a condition of approval if the Special Use Permit were granted.

Other discussion included:

Setbacks for each Condominium Association.

Escrows - will not have an escrow on the Lift Station

North Access Drive - increased from 22 feet in width to 26 feet and will not install a sign at that location.

Discussed the language that is included in the document to allow for a municipal well to be located on their site if necessary.

Jon Rose read a list of concerns that were drafted by Mark Wittlief and Moore & Bruggink's response. The concerns are as follows:

Q. Will the residents be able to keep boats, campers and RV's in the yards?

A. No

Q. Will the units have basements?

A. Yes

- Q. Due to the soil make up there may be concerns down the road and the development may have problems selling the house?
A. The units with basements will have water proofing and sump pump.
- Q. Will there be fencing around the development?
A. No, but some of the single site condominiums might.
- Q. Can the water retention pond be kept private?
A. Yes
- Q. Will there be a fence surrounding the pond to help the developer and protect the city?
A. We will try to avoid fencing by grading around the pond area fore safety.
- Q. Will a "noise berm" be constructed in the main park area to make th park user friendly?
A. No. A restricted time of use and activities allowed will be included in the Condominium documents.

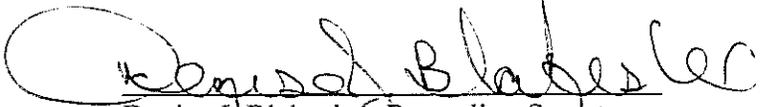
Jon Rose will draft language for a Motion that would approve the project with the conditions discussed as an attachment.

MISCELLANEOUS

The Planning Commission will hold a worksession on Thursday, May 26, 2005 at 6:00 p.m. in the Middle School Library to continue their work on the Zoning Ordinance Re-write.

The Worksession adjourned at approximately 7:25 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary