

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 2, 2005

A meeting of the Manistee City Planning Commission was held on Thursday, June 2, 2005 at 7:00 p.m. in the Manistee Middle School Library, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Sara Bizon, Greg Ferguson, Ray Fortier, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief and Roger Yoder

MEMBERS ABSENT: Tamara Buswinka

OTHERS: C. Gerry Seyferth (6180 Murray Road, Whitehall), Jane A. Tughan (355 Second Street), Bill Kozak (Moore & Bruggink, Inc.), Melissa Rennie (Manistee News Advocate), Alan Marshall (City Council), Dave Carlson (DDA), Sarah Gebhard (217 Fifth Avenue), Ken Borenitsch (394 River Street), Brian & Cheryl Whitman (357 Second Street), Mark Hoffman (361 Second Street), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant) and Others

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

PUBLIC HEARING:

C. Gerry Seyferth - Special Use Permit (Multiple Unit Dwelling).

An application has been submitted from Gerry Seyferth for a Special Use Permit for a Multiple Unit Dwelling. Mr. Seyferth received approval from the Planning Commission and City Council for a Zoning Amendment that would allow the construction of a Multiple Unit Dwelling in the C-4 Zoning District under a Special Use Permit. Mr. Seyferth is requesting a Special Use Permit to allow the construction of a multiple unit dwelling (10 Condominiums) with garages.

Mr. Seyferth showed three colored renditions of the proposed project and site plan to the people in attendance. The units will be between 1,600 to 2,400 sq. ft. The dumpster has a brick enclosure that will meet the standards of the ordinance. Coach lights will be installed for exterior lighting, they will be reviewed by Historic Overlay Review Committee for aesthetics. Mr. Seyferth intends to construct a riverwalk that will match the riverwalk on the south side of the River Channel. There is a stairway next to the bridge that provides public access to the river.

Ken Borenitsch , 394 River Street - Felt this was a beautiful project and is all for it.

Dave Carlson, DDA - Downtown Development Authority reviewed the project at their meeting Wednesday, they are in favor of the project.

Sara Gebhard, 217 Fifth Avenue - expressed concerns about the exterior lights. Mr. Seyferth said that the lights are all directed down and will not impact adjoining properties.

Mr. Seyferth said he received a call from the property owner to the West. Mr. Seyferth said that the neighbor expressed his support to him.

There being no further discussion the Public Hearing closed at 7:10 p.m.

Jane A. Tughan - Special Use Permit (Bed and Breakfast).

An application has been received from Jane A. Tughan for a Four Room Bed and Breakfast at 355 Second Street.

Ms. Tughan spoke of her desire to move back to Manistee and open a Bed and Breakfast. She did not share her intentions with the previous owners or the realtor until the day of the purchase. She has researched Bed and Breakfasts and her clientele would be couples. If anyone brings children they would have to rent a separate room. The people who go to Bed and Breakfasts enjoy a homelike setting and the proximity to downtown.

Cheryl Whitman, 347 Second Street - Read a prepared statement from property owners in the neighborhood (attached).

Mark Hoffman, 361 Second Street - Expressed his concern that this was not disclosed to the neighborhood prior to receiving the notice of Public Hearing. He does not like the scale of the project and feels it is inappropriate for the neighborhood.

Brian Whitman, 357 Second Street - Expressed concerns over the small lot this house is located on and the impact of the required off street parking. He spoke to concerns about the sewer and snow removal.

Jon Rose read a letter from Jessica and Chad Beaudrie, 340 Second Street (attached)

There being no further discussion the Public Hearing closed at 7:23 p.m.

APPROVAL OF MINUTES:

Planning Commission Meeting of May 5, 2005

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the May 5, 2005 Planning Commission Meeting be approved.

With a roll call vote this motion passed 8 - 0.

Yes: Barry, Bizon, Ferguson, Fortier, Johnson-Ross, Slawinski, Wittlief, Yoder
No: None

NEW BUSINESS:

C. Gerry Seyferth - Special Use Permit (Multiple Unit Dwelling)

A Public Hearing was held earlier in response to the request from Gerry Seyferth for a Special Use Permit to allow the construction of a multiple unit dwelling (10 Condominiums) with garages on the Parcel #51-51-211-100-02 (vacant property south of 86 Washington Street).

Discussion by the commission included,

Would Mr. Seyferth be willing to include a bike rack in the project? Mr. Seyferth said that there should be room for one at the West end of the motorcourt.

Could a condition be made to provide an easement for the riverwalk? Mr. Rose did not know if it could legally be made a condition of the permit.

MOTION by Ray Fortier, Seconded by Tony Slawinski to approve the request from C. Gerry Seyferth for a Special Use Permit to allow a Multiple Dwelling Unit (10 Condominiums with 10 two car garages) on Parcel #51-51-211-100-02 as presented on site plan "River Parc Place Washington Street and Manistee River, Manistee Michigan" Dated May 27, 2005. With the following conditions:

1. A bike rack be installed on the property.
2. A 15 foot wide easement along the south edge of the property be granted to the City of Manistee for a riverwalk.

With a roll call vote this motion passed 8 - 0.

Yes: Johnson-Ross, Bizon, Ferguson, Barry, Fortier, Wittlief, Yoder, Slawinski
No: None

Chairman Yoder asked that where possible, the developer try to use local suppliers and tradesmen.

Jane A. Tughan - Special Use Permit (Bed and Breakfast)

A Public Hearing was held earlier in response to a request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street.

Jon Rose said that with the letter from the Methodist Church and the proposed paving area in back of the house the parking requirements would be met.

Ms. Tughan said that there would be room for snow removal on site because there will only be three parking spaces in back of the house.

Planning Commissioners said before making a decision on the request they wanted to see a site plan that included the surrounding neighborhood and Ms. Tughan's response to the concerns that were raised by the neighbors.

MOTION by Greg Ferguson, seconded by Christa Johnson-Ross to postpone the request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street until the July 7, 2005 Planning Commission at which time a Site Plan including the surrounding properties will be presented to the Planning Commission and a response be prepared to address the concerns expressed by the neighbors.

With a roll call vote this motion to postpone passed 8 - 0.

Yes: Fortier, Bizon, Johnson-Ross, Yoder, Slawinski, Wittlief, Barry, Ferguson
No: None

UNFINISHED BUSINESS:

HHH Investing Co. Special Use Permit (Planned Unit Development)

A Public Hearing was held at the May Planning Commission Meeting for a request from HHH Investing Co. for a Special Use Permit for a Planned Unit Development. The proposal is to allow for the construction of 65 ranch style condominiums, 71 row house condominiums, 50 site condominium lots for a total of 186 residential single family units for the property on the Northwest Corner of Merkey and Cherry Roads.

The Planning Commission postponed action on the request until the June Meeting and held a Special Worksession to further discuss the project May 19th.

MOTION by Greg Ferguson, Seconded by Ray Fortier to approve the request from HHH Investing Co. for a Special Use Permit for a Planned Unit Development on Parcel Code #51-51-314-255-01 as presented on "Proposed P.U.D. Plan for Hunting- Manistee Project No: 980036.1 Dated 4/27/05", with the conditions contained in the Memorandum from the developer dated May 20, 2005 which will become an attachment to the Special Use Permit.

With a roll call vote this motion passed 8 - 0.

Yes: Slawinski, Yoder, Barry, Wittlief, Bizon, Ferguson, Fortier, Johnson-Ross
No: None

Chairman Yoder asked that where possible, the developer try to use local suppliers and tradesmen.

OTHER COMMUNICATIONS:

None

CITIZEN QUESTIONS AND CONCERNS:

Alan Marshall asked for Clarification on the attachment for HHH Investing Company.

WORKSESSION:

The Planning Commission does not have a worksession scheduled for June.

The members were polled to set a date for the Open House to introduce the first draft of the proposed Zoning Ordinance. Members selected Thursday, July 28, 2005 at 7:00 p.m.

Chairman Yoder will be giving his annual address to City Council on July 5th. Members were encouraged to attend if possible.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Christa Johnson-Ross that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 7:57 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

June 2, 2005

To Whom It May Concern:

This letter is to express our concern regarding a proposed business on our street. Let it be known that we are against this prospect. We chose our neighborhood because it was close to the shopping and commercial district, not because it was IN it. The proposed Bed and Breakfast encroaches on our most basic concerns for our family and privacy. We feel there are many reasons that this is inappropriate for our neighborhood.

1. The house is situated on a very narrow lot giving the "guests" no place to meander except our front stoops.
2. The proposed and necessary parking will overlook our newly landscaped back yards. The traffic caused by this business will change the privacy of our property forever.
3. Our neighborhood is teeming with young children. All of who are already threatened by the speeding cars on Second Street. We will be asking for more traffic and more encounters with strangers if we welcome this business.
4. We feel potentially the "guests" will complain due to the noise of the children and dogs. It is much different to live and work with a neighbor than it is the general public. The idea of a Bed and Breakfast should be relaxing and peaceful...our neighborhood is lively and the kids and dogs are plentiful. We do not want confrontations with our "neighbor" because she has "guests to please". We want to continue to allow our kids and dogs to be free and play.

5. We are concerned with parking. If the "lot" is approved for the back yard we will be invaded by traffic and people out back. If the business is allowed to use the street we will suffer when "alternate" parking is in effect. If a privacy fence is constructed out back it would be a startling change to the landscape.
6. We feel vacationing guests/and or/ the general public are impossible to predict. We feel it is risky to invite guests into our neighborhood. We have had to deal with revolving renters in the adjacent house who party, smoke and publicly drink alcohol on our street. The house has finally "cleaned up" . We do not want to invite this behavior by offering vacationing strangers a place to do the same.
7. If the B&B has a Non Smoking Policy the guests will be forced outside to smoke. There is nothing attractive about a bunch of people standing outside of a business smoking. This too would add to the nuisance of having a business next door.

I have no doubt that our neighbor has good intentions. I can understand the desire to own and operate a business such as this, but I cannot agree with the chosen location. This property is very inappropriate for the proposed business. It is situated too close to adjacent houses and offers no "grounds" for guests to enjoy..this leaves them to encroach on us. Please consider all of these points to be issues with many of our immediate neighbors.

Thank you for your time and consideration.

Sincerely,

Mark Hoffman
Dannette Hoffman
361 Second Street

Brian + Cheryl Whitman 357 2nd St - Manistee

Ed Kinnery 340 Second St Manistee MI

John Somers 356 Second St Manistee MI

Jane Rice 365 2ND ST. MANISTEE, MI.

Kim Alexander 358 2nd St, Manistee

Callen Aronade 351 Second St, Manistee
MI 49660
MI 49660

6-2-05

To. Whom it may concern:

My name is Jessica Beaudrie,
I live on 340 2nd st.
I have been informed that
a Bed and Breakfast would like
to come in. There are
some concerns about this, that
I would like to be heard, I
would like to have been
here in person, but I had to
work and my husband is home
with are 3 small children.

That is one of my concerns -
We live in a neighborhood
that has many small children.
How much extra traffic will
that add to our street?
Our street already has a
lot of traffic. Just a
month ago a small boy
riding his bike in the
alley behind where this
Bed and Breakfast would
like to go, was hit by
a car.

Another concern we have
is what kind of people will
it bring in. There are so
many kids that you never
can be too sure of who you

can trust. The people we have
now in our neighborhood, we all
look out for each other, when
we can, but there are times
when we all are at work.

For the people who live
even closer or next door to
where this Bed and Breakfast
wants to go they even have
more concerns.

Do please think about all
are concerns and don't let
this Bed and Breakfast come in.

Thank you for taking
the time to read this.

Sincerely
Mr. Mrs. Chad Beaudrie