

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 1, 2005

A meeting of the Manistee City Planning Commission was held on Thursday, September 1, 2005 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Sara Bizon, Tamara Buswinka, Greg Ferguson, Ray Fortier, Tony Slawinski, and Roger Yoder

MEMBERS ABSENT: Christa Johnson Ross, Mark Wittlief

OTHERS: Jeff Mikula(Abonmarche), Mary Ann and Frederick Stowell (1070 Whirlaway Avenue, Naperville, IL), Joe LaPorte (930 Tamarack Street), Aaron Wemple (903 Cedar Street), Bob Riker (Dunes Drive), Lee Trucks (453 Second Street), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant) and Others

Meeting was opened at 7:00 p.m. by Chairman Roger Yoder

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Meeting of August 4, 2005

MOTION by Tony Slawinski, seconded by Ray Fortier that the minutes of the August 4, 2005 Planning Commission Meeting be approved with the change that the meeting was held in the Middle School Library, 550 Maple Street

MOTION to amend Motion by Greg Ferguson, seconded by Ray Fortier to also include the language "and lack of compliance with dimensional standard requirements" to the discussion by Planning Commission prior to the Motion for denial on the request for a Special Use Permit for Jane Tughan.

With a roll call vote this motion passed 6 to 1.

Yes: Barry, Bizon, Ferguson, Fortier, Slawinski and Yoder
No: Buswinka

NEW BUSINESS:

Mary Ann & Frederick Stowell - Parcel Split. Mr. & Mrs. Stowell have submitted a request to split parcel #51-51-373-703-01 into six parcels. The request includes the development of a new street that will allow access to all of the parcels. Review of the request shows that it will comply with the requirements of the Zoning Ordinance.

Discussion included the Land Division Act, Subdivision Control Ordinance, Plats, Fire Response Requirements, and Street Standards.

MOTION by Ray Fortier, seconded by Sara Bizon to recommend to City Council the approval of a request from Mary Ann and Frederick Stowell to Split Parcel #51-51-373-703-01 into six parcels. The request includes the development of a new street that will allow access to all of the parcels. Review of the request shows that it will comply with the requirements of the Zoning Ordinance

With a roll call vote this motion passed 7 to 0.

Yes: Bizon, Ferguson, Barry, Fortier, Buswinka, Yoder, Slawinski
No: None

UNFINISHED BUSINESS:

The Lockwood Companies- Special Use Permit (48 unit Apartment Rental Facility). The Planning Commission tabled a request from the Lockwood Companies for a 48 unit Apartment Rental Facility at their August meeting. The Commissioners scheduled a site visit and worksession on August 18, 2005 for further review.

Jon Rose has received correspondence from the Lockwood Companies asking that the Planning Commission table this request until the next meeting.

Discussion by Planning Commission included requesting a Traffic Study, Alignment of Tamarack Street, Development of Twelfth Street, Rental Needs and Rental Occupancy.

MOTION by Tamara Buswinka, seconded by Tony Slawinski that the Planning Commission table the request from the Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11 until the next regularly scheduled Planning Commission meeting and ask that a Traffic Study be submitted and have the developer look at existing structures to rehabilitate and submit the results of that analysis.

With a roll call vote this motion passed 7 to 0.

Yes: Fortier, Buswinka, Bizon, Yoder, Slawinski, Barry, Ferguson
No: None

OTHER COMMUNICATIONS:

Jon Rose will be out of town on September 15th. Planning Commission members were asked if they wanted to change the September Worksession from September 15, 2005 to September 22, 2005.

MOTION by Ray Fortier, seconded by Sara Bizon that the September Worksession be changed to 6:00 p.m. Thursday, September 22, 2005.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Bizon, Buswinka, Ferguson, Fortier, Slawinski, Yoder
No: None

CITIZEN QUESTIONS AND CONCERNS:

Joe Laporte, 930 Tamarack Street - Asked the Planning Commission about the criteria that will be used for the Traffic Study and if they received copies of a neighborhood petition.

Chairman Yoder appointed a Traffic Study Sub-Committee (Sara Bizon, Tamara Buswinka, Roger Yoder) that will work with the City Engineer to develop the scope of the Traffic Study.

Aaron Wimple, 903 Cedar Street - Asked for clarification on Special Use Permits (60 day time limit and Council Intervention).

Bob Riker, Dunes Drive - Spoke of concerns on the request from the Lockwood Companies (Tamarack Street, Twelfth Street and revitalization of existing structures).

Lee Trucks, 453 Second Street - Spoke of using a Certified Appraiser to determine the effect of Apartments on the value of neighboring properties and the Planning Commission Process.

Jeff Mikula, Abonmarche - Asked if a Traffic Study was done on Twelfth Street when the school was being constructed?

Jon Rose - Spoke of how the existing Zoning Ordinance does not have specific Special Use Permit Guidelines/Standards for Apartments where the proposed Zoning Ordinance does.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:40 P.M.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink that reads "Denise J. Blakeslee". The signature is written in a cursive style with a large initial "D" and "B".

Denise J. Blakeslee, Recording Secretary