



MANISTEE CITY PLANNING COMMISSION  
70 Maple Street  
Manistee, MI 49660

MEETING MINUTES  
November 3, 2005

A meeting of the Manistee City Planning Commission was held on Thursday, November 3, 2005 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Tamara Buswinka, Greg Ferguson, Ray Fortier, Christa Johnson-Ross, and Roger Yoder

MEMBERS ABSENT: Sara Bizon, Tony Slawinski, and Mark Wittlief

OTHERS: Jeff Mikula (Abonmarche), Joe Pienta (500 Fifth Avenue), Cyndy Fuller (Harbor Village), Denise Blakeslee (Planning & Zoning) and Others

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

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Meeting of October 20, 2005

MOTION by Ray Fortier, seconded by Tamara Buswinka that the minutes of the October 20 2005 Planning Commission Meeting be approved.

With a roll call vote this motion passed 5 to 0.

Yes: Yoder, Buswinka, Johnson-Ross, Fortier, Barry

No: None

NEW BUSINESS:

Harbor Village/Lakeview Planning Area (8 units) - Site Plan Review.

Cyndy Fuller, Harbor Village explained the request for a site plan review for the Lakeview Planning Area of their PUD. This area of the project is accessed from Fifth Avenue west of Anchor Rode Drive. This area of the project was previously designed for 2 six unit buildings for a total of twelve units. They are proposing the construction of two three unit buildings and one two unit building for a total of eight units.

Historic Overlay Review approval was received on November 3, 2005 for the design of the buildings. The developer spoke with Jon Rose, Community Development Director regarding water and sewer extensions for this portion of the project. Fifth Avenue recently was resurfaced and the developer designed the water and sewer extension so that there would be no road breakage of the new asphalt. .

Joe Pienta, 500 Fifth Avenue (adjacent property owner) - Mr. Pienta believes that there is a 50 foot set-back requirement between the development and his property. The Special Use Permit was reviewed and the set-back requirement is 10 feet. Mr. Pienta asked why he was not noticed about the meeting. Ms. Blakeslee explained noticing requirements for Planning Commission requests. Mr. Pienta expressed concerns about landscaping. Ms. Fuller said that she has committed working with Mr. Pienta once landscaping is implemented.

This is part of the Lakeview Planning Area and meets the requirements of their PUD.

MOTION by Tamara Buswinka, seconded by Ray Fortier that the Planning Commission Approve the request from Harbor Village for an eight unit development within the Lakeview Planning Area as presented on Job No. M5-0389 dated October 2005.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Buswinka, Fortier, Johnson-Ross, Yoder  
No: None

Greg Ferguson entered the meeting.

Harbor Village /Lakeview Planning Area (10 units) - Site Plan Review.

The developer asked that this request be withdrawn indefinitely.

Planning Commission took no action on the request

UNFINISHED BUSINESS:

None.

OTHER COMMUNICATIONS:

Design Plus, Inc.

Correspondence has been received from Design Plus, Inc. regarding signage at the proposed development site at 123 Arthur Street. Planning Commission discussed the sign and they have no authority to permit or deny a sign that meets the conditions of the sign ordinance.

The Planning Commission took no action on this request.

CITIZEN QUESTIONS AND CONCERNS:

None

WORK/STUDY SESSION:

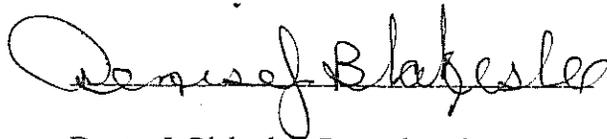
None

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:27 P.M.

MANISTEE PLANNING COMMISSION

A handwritten signature in cursive script that reads "Denise J. Blakeslee". The signature is written in black ink and is positioned above the printed name of the Recording Secretary.

Denise J. Blakeslee, Recording Secretary

