

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

February 2, 2006

A Meeting of the Manistee City Planning Commission was held on Thursday, February 2, 2006 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Maureen Barry, Ray Fortier, Christa Johnson-Ross, Tony Slawinski and Roger Yoder

**MEMBERS ABSENT:** Sara Bizon, Tamara Buswinka and Greg Ferguson

**OTHERS:** Mitch Deisch (City Manager), Bob Hornkohl (City Council), Alan Marshall (City Council), Chuck Canestraight (Sand Products Corporation), Pat McKee (Sand Products Corporation), Mike Hayes (JF News), Jeff Mikula (Abonmarche), Lee Trucks (DDA), Dave Carlson (DDA), Kenneth Borenitsch, Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and others

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

### PUBLIC HEARING:

None

### APPROVAL OF MINUTES:

Planning Commission Meeting of January 5, 2006

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the January 5, 2006 Planning Commission Meeting be approved.

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

Yes: Barry, Fortier, Johnson-Ross, Slawinski and Yoder  
No: none

## NEW BUSINESS:

### Sand Products Corporation - Sketch Plan Review for Special Use Permit - Phase 3

Application was received from Sand Products Corporation for an amendment to their Special Use Permit - Planned Unit Development that would include Phase 3 development. Sand Products Corporation asked to be placed on the Agenda for a Sketch Plan Review.

Chuck Canestraight, Sand Products Corporation gave an overview of the project. Highlights of the overview included:

- Approval for Phase 1 and Phase 2 received in 2003.
- Agreements with City for property exchange for public access to Lake Michigan.
- Change in waterfront set-back in proposed ordinance encourages application under current ordinance.
- Proposed road would be a private road constructed and maintained by the developer.
- Phase 3 would consist of five buildings site.

Planing Commissioners had the following input in the plan:

- ◆ Concern about the stability of the proposed building site.
- ◆ Could a non-motorized transportation path be constructed separate from but parallel to the private street?
- ◆ Should the use of motorized boats be prohibited on Man-Made Lake? This would require a Police Power Ordinance, not regulated under the PUD.
- ◆ Concern over the installation of street lights on the private road and the impact on the night sky.
- ◆ Where would the annual kids fishing day be held?
- ◆ What is needed to make the site plan complete?
  - Jon Rose reviewed the Site Plan Standards and recommended that the following items be included in the site plan.
    1. A vicinity map showing the location of the site in relation to the surrounding street system.
    2. Site plans for residential development shall include a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each unit type.
    3. Location of adjacent buildings on property to the south.
- ◆ Consensus was that the location of the private street in phase 2 should be moved closer to Man-Made Lake to act as a buffer between potential public use and the private residents.
- ◆ Limit the parcel sizes in phase 3.

MOTION by Ray Fortier, seconded by Christa Johnson-Ross to accept the site plan with the following additions:

1. A vicinity map showing the location of the site in relation to the surrounding street system.
2. Site plans for residential development shall include a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each unit type.
3. Location of adjacent buildings on property to the south.

With a roll call vote this motion passed 4 to 1.

Yes: Fortier, Johnson-Ross, Slawinski, and Yoder  
No: Barry

#### Schedule Special Meeting

MOTION by Maureen Barry, seconded by Tony Slawinski that the February 16, 2006 worksession be scheduled as a Special Meeting.

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

Yes: Fortier, Johnson-Ross, Yoder, Slawinski and Barry  
No: none

#### UNFINISHED BUSINESS:

##### By-Law Review

Due to the late hour the Planning Commission will continue their review of the By-Laws at a future Worksession or Meeting.

#### OTHER COMMUNICATIONS:

Members were given information about a presentation on the health of Manistee Lake. Members need to RSVP by March 3<sup>rd</sup>.

City Manger Mitch Deisch gave a presentation on a plan to construct a new Bath House at Fifth Avenue. The project was proposed by Ed Kriskywicz, Team Elmer's and has the support of the Manistee Jaycees. The design includes a fire place and doors that can be closed to allow the facility to be used earlier and later in the season.

Jon Rose said that we have received correspondence from Mark Wittlief resigning from the Planning Commission due to work obligations out of town.

**CITIZEN QUESTIONS AND CONCERNS:**

None

**WORK/STUDY SESSION:**

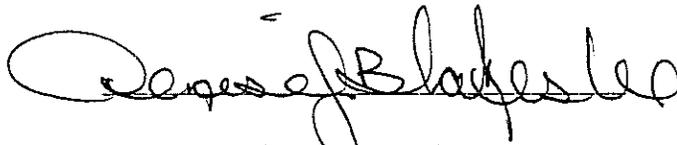
The February Worksession has now been scheduled as a Special Meeting and we will continue discussion with Sand Products Corporation on their application to amend their Special Use Permit - Planned Unit Development by adding Phase 3.

**ADJOURNMENT:**

MOTION by Tony Slawinski, seconded by Christa Johnson-Ross that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 9:04 P.M.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Denise J. Blakeslee". The signature is written in a cursive style with a large, looping initial "D".

Denise J. Blakeslee, Recording Secretary