

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

WORKSESSION NOTES /SPECIAL MEETING MINUTES

May18, 2006

A Worksession followed by a Special Meeting of the Manistee City Planning Commission was held on Thursday, May 18, 2006 at 6:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Maureen Barry, Ben Bifoss, Tamara Buswinka, Dave Crockett, Greg Ferguson, Ray Fortier, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: one vacancy

OTHERS: Alan Marshall (City Council), Dave Carlson (DDA), Chuck Canestraight (Sand Products Corporation), Mike Hayes (JF New), J.T. MacDonald (West Coast LLC), Pete Lazdins (Design Plus), Jim Nordlund, Jr. (Nordlund and Associates), Linda Spencer (S.S. City of Milwaukee), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

Worksession was opened at 6:00 p.m. by Chairman Yoder.

WORKSESSION

Sand Products Corporation - PUD Amendment.

Due to the rainy weather the site visit to the Sand Products development was postponed to a future date.

Chuck Canestraight, Sand Products Corporation discussed with the Planning Commission the letter that was received from the City Attorney indicating that their request would fall under the standards of the Zoning Ordinance effective May 27, 2006. This would require a 100' waterfront setback for their development. Mr. Canestraight asked for clarification on what determines the waterfront set-back is it the Ordinary High Water Mark or Waters Edge? Mr. Canestraight showed a draft of a new development plan that shows 4 building sites in Phase 3 and 5 building sites in Phase 2. The plan showed a road that would provide a buffer between the building sites and Man Made Lake. They would then designate the shore between the road and Man Made Lake for public use.

Discussion and questions of the plan included:

- Would the Planning Commission consider a reduction in the 100 foot waterfront setback for the building sites around Man Made Lake?
- What would the developer give in exchange for this reduction?
- Water and sewer would be located on the building side of the proposed road.

- Road would be lower than the peak of the berm.
- Landscaping would be natural beach grass and similar plants. No groomed lawns.
- Plan shows a reduction of two building sites from previously proposed.
- What building height should be established for these sites? Need to determine building pockets and consider grade to determine what building height should be allowed.
- Will the road be gated? Did not intend for the road to be gated. Discussed putting a guard rail along the side to prevent people from parking along the side of the road.
- Have they considered providing a parking area for the public?
- This is a unique property with two waterfront setbacks in addition to being located in the High Risk Erosion area.
- What is the rate of erosion in the High Risk Erosion area? That information is available from the DEQ.
- The DEQ permits provide a extra measure of protection for this project.
- Parking for the public will be lost when this development commences.

Mr. Canestraight will coordinate with staff a date for the Planning Commission to schedule a site visit.

West Coast LLC / The Bay Condominiums - PUD Request

J.T. MacDonald (West Coast LLC), Pete Lazdins (Design Plus), Jim Nordlund Jr. (Nordlund and Associates) discussed the proposed development with the Planning Commission. Mr. MacDonald read a statement that discussed the letter that was sent to the Planning Commissioners from their attorney which addressed items raised during the May 4, 2006 meeting. The items in the letter and following discussion included:

- ◆ They would provide a deceleration lane if MDOT requires one.
- ◆ Discussion with MDOT indicates that the number of units that are proposed would warrant a traffic impact study.
- ◆ MDOT would like to see an extension of the southbound left turn lane past the entrance to the project.
- ◆ They will construct a sidewalk along US 31, but will not provide any public sidewalks along the water.

- ◆ Showed a more detailed landscaping plan that detailed the types of plants that will be used in each area of the project.
- ◆ Dumpster location - they do not proposed a dumpster for the project each unit will take care of their own garbage weekly.
- ◆ They have provided 160' of public access at the northside of the property.
- ◆ They have relocated structures to eliminate any encroachment into the waterfront setback.
- ◆ They will need to construct a seawall to insure the stability of the area and eliminate any future problems.
- ◆ Spoke of view corridors, if they constructed duplex's they would have 43% view corridor -vs- the proposed 30.7%.
- ◆ View issues could be addressed without an increase in units by construction of lower buildings.
- ◆ Spoke of the soil composition of the site and the difficulties and costs associated with building on it.

The Worksession was closed at 7:47 p.m.

SPECIAL MEETING

Special Meeting was opened at 7:48 p.m. by Chairman Yoder

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

Planning Commission Meeting of May 4, 2006

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the May 4, 2006 Planning Commission Meeting be approved.

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

Yes: Barry, Buswinka, Ferguson, Fortier, Bifoss, Slawinski, Crockett, Yoder
No: None

OLD BUSINESS:

S.S. City of Milwaukee - Special Use Permit Revision

The Planning Commission scheduled a Special Meeting to continue review of the request from the S.S. City of Milwaukee to revise their Special Use Permit. This revision would remove the Moonlite Motel property from their permit parcel code 51-51-101-275-01.

Linda Spencer, General Manager of the S.S. City of Milwaukee was present to answer any questions of the Planning Commission. Ms. Spencer had sent a letter addressing compliance issues with their Special Use Permit that the Commissioners received for review prior to the meeting.

Discussion included number of R.V. Sites and shared parking for R.V. Sites and marina slips. The addition of 10 marina slips would require a new application to the DEQ and amend the Special Use Permit. Will the Planning Commission require that the overflow parking be paved. Concern regarding the ingress and egress to the site and the U.S. 31 Corridor Study.

MOTION by Ben Bifoss, seconded by Ray Fortier that the request from the S.S. City of Milwaukee to revise their Special Use Permit by removing the Moonlite Motel property parcel code #51-51-101-275-01 be approved with the following conditions:

1. That by December 31, 2006 the number of R.V. Sites be reduced from 20 sites to 16 sites.
2. That all R.V. Sites meet the set-back requirements.
3. All parking requirements be met by shared parking.
4. That the applicant work with the City to address the concerns of the U.S. 31 Corridor Study.

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

Yes: Bifoss, Ferguson, Barry, Fortier, Crockett, Buswinka, Yoder, Slawinski
No: None

Commissioner Ferguson was excused from the meeting.

Sand Products Corporation - Extension

Chuck Canestraight, President Sand Products Corporation requested an extension in the deadline for the Planning Commission to reach a decision for their request for a PUD Amendment to August 3, 2006.

MOTION by Tamara Buswinka, seconded by Ray Fortier that the deadline for the Planning Commission to reach a decision on the request from Sand Products Corporation be extended to August 3, 2006.

With a roll call vote this motion passed 6 to 0 with Ben Bifoss abstaining.

Yes: Barry, Buswinka, Fortier, Slawinski, Crockett, Yoder
No: None

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

A letter of resignation was received from Sara Bizon.

Members of the Planning Commission were invited to the Building Recognition Program.

CITIZEN QUESTIONS AND CONCERNS:

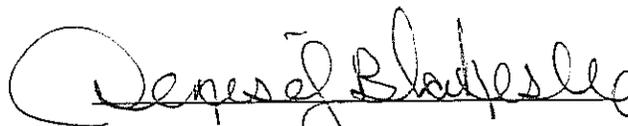
None

ADJOURNMENT:

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

MEETING ADJOURNED AT 8:27 P.M.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

