

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 3, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, March 3, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Ray Fortier, Marlene McBride, Gabriel Walker, Mark Wittlieff, Roger Yoder

Members Absent: Aaron Bennett (excused)

Others: Armas Soorus and Joyce Durdel (Little Manistee River Watershed Conservation Council), Eric King (Joslin Cove), Denise Blakeslee (Planning & Zoning Administrator) and others

Commissioners welcomed new member Gabriel Walker.

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Walker, Fortier, McBride, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Marlene McBride that the minutes of the February 4, 2016 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2016-03 - Little Manistee River Watershed Conservation Council Presentation

The Little Manistee Watershed Conservation Council made a presentation to the Planning Commissioners, answered questions and requested an endorsement from the Commission to City Council. The presentation included:

- *Their vision is to leave as an enduring legacy the wild nature, natural beauty and sustainable environment of the Little Manistee Watershed for future generations to experience.*
- *Their mission is to bring together persons and organizations who have an interest in the resource conservation and restoration of the Little Manistee River, and preserve the natural character of the watershed by communicating resource problems and then offering and implementing problem resolutions.*
- *They believe that the health of the Little Manistee River Watershed is critical to the well-being and economic health of the area and that a plan should be created to promote the wise use and management of the watershed. The current funding environment is such that watersheds with watershed management plans get priority funding consideration.*
- *The output of the plan is to:*
 - *Create and Publish a Written Plan*
 - *Seek Resources and Funding*
 - *Implement Tasks/Projects*
 - *Periodically Re-evaluate and Report on both Progress and Current Conditions*
 - *Evaluate Goals/Objectives/Priorities and determine if they should be Revised*
 - *Revise Plan as Appropriate*

Motion by Mark Wittlieff, seconded by Ray Fortier that the Planning Commission recommend to City Council to support the Little Manistee River Watershed Conservation Council and their partnership.

With a Roll Call vote this motion passed 6 to 0.

Yes: Wittlieff, Walker, Fortier, Barry, McBride, Yoder
No: None

PC-2016-04 Joslin Cove Condominium (F.K.A. West Coast LLC) – Change in Site Plan

In 2006 a Special Use Permit for a Planned Unit Development was issued to West Coast LLC for the development of 40 residential units (3 buildings with 8 units, 2 buildings with 6 units, 1 building with 4 units) , marina, and a clubhouse/pool on 4.14 acres on Arthur Street. The site was the former home of Joslin Manufacturing. The project included an outdoor pavilions and sidewalks for the public. The topography of the property does not provide room for a sidewalk along Arthur Street (US-31), which resulted in the design for them to be within the project. The Clubhouse, one building (eight units) was constructed and all the foundations were installed when the development cased.

The City has been approached by the new owner who wants to move forward with the project. They are working with the County to reinstate the Brownfield Plan and will need to obtain a Development Agreement with the City. The issue before the Planning Commission is the developer wants to reduce the elevation of the buildings (three stories to two stories) resulting in a reduction of size of the living units from 2,750 sq. ft. to 1,850 sq. ft.

Eric King, Joslin Cove spoke to the commission about the request and answered questions. The Planning Commission is asked to determine if the proposed changes will result in either a Minor or Major change to the Site Plan.

Motion by Mark Wittlieff, seconded by Marlene McBride that the Planning Commission determined the proposed change in building height and living area to be a minor non-substantive change and approves the reduction in the elevation of the buildings (three stories to two stories) resulting in a reduction of size of the living units from 2,750 sq. ft. to 1,850 sq. ft.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, McBride, Wittlieff, Walker, Fortier, Yoder
No: None

OLD BUSINESS

Master Plan Update

The Commissioners received an updated draft of the Master Plan and worked on Goals and Tasks. Rob Carson was unable to attend the meeting and the Commissioners were asked if they would be able to attend a Worksession on March 17th to discuss the Master Plan. Staff asked if the meeting could start at 6 pm.

MOTION by Mark Wittlieff, seconded by Gabriel Walker that the Planning Commission schedules a Worksession for Thursday, March 17, 2016 at 6 pm in the Council Chambers to continue work on the Master Plan.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder
No: None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee reminded the Commissioners about the Form and Function workshop on March 21st.

MEMBERS DISCUSSION

Commissioner Wittlieff asked about the status of the building by Captains Corner.

The Planning Commission has scheduled a worksession on Thursday, March 17, 2016 at 6 pm in the Council Chambers.

The next regular meeting of the Planning Commission will be held on Thursday, April 7, 2016

ADJOURNMENT

Motion by Ray Fortier, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:30 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary