

Annual Joint Meeting

**City Council
Brownfield Redevelopment Authority
Downtown Development Authority
Historic District Commission
Planning Commission
Zoning Board of Appeals**

December 12, 2017

The annual joint meeting for the City Council, BRA, DDA, Historic District Commission, Planning Commission and Zoning Board of Appeals was held during the City Council Worksession on Tuesday, December 12, 2017 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan. The annual joint meeting is a requirement of the Redevelopment Ready Communities Program.

PRESENT

City Council:

Brownfield Redevelopment Authority: None

Downtown Development Authority: Todd Mohr

Historic District Commission: John Perschbacher*

Planning Commission: Bob Slawinski

Zoning Board of Appeals: John Perschbacher* and Glenn Zaring

Others: Thad Taylor (City Manager), Denise Blakeslee (Planning & Zoning Director), and others

The notes from the worksession/meeting are attached to this attendance list.

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF DECEMBER 12, 2017**

The Manistee City Council met in a work session on Tuesday, December 12, 2017 at 7:00 p.m., Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan 49660.

MEMBERS PRESENT: Dale Cooper, Lynda Beaton, Roger Zielinski, Robert Goodspeed, James Smith, James Grabowski

MEMBERS ABSENT: Erin Pontiac

ALSO PRESENT: City Manager Thad Taylor, Finance Director Ed Bradford, DPW Director Jeff Mikula, Public Safety Director Tim Kozal, Planning & Zoning Director Denise Blakeslee, City Engineer Shawn Middleton, Boards & Commissions, Public

Public Comments on Work Session Related Items. None

Discussion on FEMA Floodplain Mapping. City Engineer Shawn Middleton made a presentation on the FEMA Floodplain Mapping and Great Lakes Coastal Study. Information was provided on areas affected, the impact the results of this study could have, and the importance of maintaining open dialogue with FEMA.

CONSENSUS: No direction from Council.

Annual RRC Board and Commission Discussion to Identify and Prioritize Redevelopment Sites. Planning and Zoning Director Denise Blakeslee led the annual joint meeting for the City Council, BRA, DDA, Historic District Commission, Planning Commission and Zoning Board of Appeals.

Members Present:

Brownfield Redevelopment Authority: None

Downtown Development Authority: Todd Mohr

Historic District Commission: John Perschbacher*

Planning Commission: Bob Slawinski

Zoning Board of Appeals: John Perschbacher* and Glenn Zaring

Identifying Redevelopment Sites

Ms. Blakeslee explained one of the components of the Redevelopment Ready Communities Program is the requirement for an annual meeting between City Council and the Boards and Commissions that work with development projects. This also provides an opportunity to develop and maintain a list of high priority sites for redevelopment.

There have been changes with the RRC Program and while those in attendance were still asked to priorities sites, any site can be listed on Zoom Prospector that is identified for

redevelopment. Updates for the 2016 sites is as follows:

<u>Address (Common name)</u>	<u>Update</u>
283 & 285 River St, Miller (American Cleaners)	Purchase offer on building
141-149 Washington Street (Hotel Northern)	Owners working on a development plan
400 River Street (former Glick's)	Listed on Web Page and with RRC
21 Cypress Street (Mobile Station)	Listed on Web Page and with RRC
Memorial Drive (Oleson's)	Save A Lot opening in 2018
401 River Street (City Drug)	Listed on Web Page and with RRC
55 Division Street, F.O.E. Eagles	Property sold in 2017 operating as a church
28, 30 & 32 Arthur Street (Blarney Castle)	Listed on Web Page
120 Cypress Street (West Michigan Bank)	Property sold in 2017
200 River Street (Seng's)	No Response from owner to list property
254 River Street (Iron Works) + 3 vacant lots	Purchase offer on building

2017 sites discussed were as follows:

28 Arthur Street, Blarney Castle (gas station); 30 Arthur Street, Blarney Castle (Swidorski Oil); 32 Arthur Street, Blarney Castle (Car Wash) – 2016 Sites still for sale that could be bundled into a large site for development.

- 212 Arthur Street, State Police Post
- 21 Cypress Street, Blarney Castle (Mobile Station) -Top Site 2015 and 2016
- 302 First Street, Slade's (Pink Pump)
- 77 Hancock Street, Dixon (Paintball Extreme) Property recently sold
- 51 Ninth Street, C&E Enterprises (Century Boat)
- 375 River Street, LRBOI (PNC Bank & Offices)
- 400 River Street, ISO Grand Rapids (Former Glicks) - Top Site 2015 and 2016
- 401 River Street, ISO Grand Rapids (City Drug) - Top Site 2015 and 2016
- 451 & 453 River Street (Jones Building)
- 480 Water Street (Johnson's Funeral Home)

Other:

Staff will contact the property owners to see if they would like to participate in the program. If participation is approved by property owners they will be added to the web page and their information will be forwarded to RRC/MEDC.

CONSENSUS: No changes made to the list.

Adjourned at approximately 7:37p.m.



Heather Pefley CMC | CMMC | MiCPT
Deputy Clerk