

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 6, 2019

A meeting of the Manistee City Planning Commission was held on Thursday, June 6, 2019 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Rochelle Thomas, Michael Szymanski, Bob Slawinski, Marlene McBride, Pamela Weiner and Mark Wittlieff

Members Absent: Roger Yoder

Others: Kyle Storey (City Zoning Administrator), Mike Szokola (GIS/Planner 1), Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Motion by Commissioner Slawinski, second by Commissioner Szymanski to approve the June 6, 2019 Agenda as printed.

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

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride and Wittlieff

No: None

APPROVAL OF MINUTES

Motion by Commissioner Thomas, seconded by Commissioner Slawinski to approve the May 2, 2019 Planning Commission Meeting minutes as prepared.

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

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride and Wittlieff

No: None

Motion by Commissioner Szymanski, seconded by Commissioner Thomas to approve the May 16, 2019 Public Hearing Meeting minutes as prepared.

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

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride and Wittlieff

No: None

PUBLIC HEARING

There was no Public Hearing.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

There was no Public Comment on the Agenda Related Items.

SPECIAL PRESENTATION(S)

There were no Special Presentations.

NEW BUSINESS

Zoning Board of Appeals recommendation to adjust Waterfront Yard standard

Mr. Storey read the Waterfront Yard standards memo and the Clarification Yard definition. The point in question is interpreting the ordinance regarding a waterfront parcel within 100' of a body of water and determining if this applies to a parcel only if it abuts to the water or does it apply to a parcel even if it does not abut to the water. An application has been received for constructing a detached building on a property that is within the 100' of the water but does not abut to the water. The ZBA recommended presenting this to the City Planning Commission for their interpretation of the waterfront yard standard ordinance and to define the language. Mr. Szokola stated FEMA will be looking at certain community areas and will be rating the different standards for waterfront building properties. This map will be ready for presenting on July 10th.

The Planning Commission recommended tabling the Waterfront Yard standard until the August PC meeting at which the FEMA map will be available.

Marihuana Binder/Documents for upcoming application period

The Planning Department created binders for the City Marihuana Sale Overlay District. Each district has different regulations pertaining to different provisioning centers. The binders will help organize the process when applications are received. These are in-house documents. The provisions are for medical, microbusiness and retail. The applicant must be in control of the property. The fee goes through the state and is non-refundable.

Non-Motorized Trail efforts discussion/update

The Planning Department is working on a city existing and non-existing sidewalk inventory. The goal is to connect to Manistee Township, Eastlake Village, Filer Township and Stronach Township, the downtown district and around the lake. Booths will be set up all summer in the different county communities to present the trail plan. Connection with the Chamber of Commerce was suggested as they are working on hiring a developmental person. The trail plan goal is to make the trails usable during all 4-seasons.

Potential Amendment for Boat Assembly-Key Street segment adjacent to G-1 district

Mr. Storey stated a parcel owner in an R-2 district is requesting an amendment that would allow for a light industrial boat assembly business. This property abuts to a G-1 district. The

parcel has multiple buildings on it. The manufacturing of boats on this property will have no odor, no dust, no fiberglass work and no grinding. This will only be assembling the boats as the parts will be delivered for this process. The Commission requested the noise level must stay within the building decibel levels and the business hours must be within the workday hours. Deliveries will have stipulations on arriving etc. at the business and using trucks routes. Mr. Szokola asked for consideration for the allowance of the boat assembly with a sunset clause.

OLD BUSINESS

There was no Old Business.

PUBLIC COMMENTS AND COMMUNICATIONS

Lyndia Beaton, 256 Hughes Street, waterfront properties. She stated that other county site condo development waterfront property lines are different depending upon location. There are different classifications of ownership along Lake Michigan. River riparian rights are different. The public does have the right to walk along any beach section along the Lake Michigan shoreline.

CORRESPONDENCE

Mr. Storey read a correspondence letter the office received regarding spot zoning for marihuana. The property mentioned in this correspondence is on the east side of US-31 and the overlay district is on the west side of US-31. The Planning Commission stated they will not allow exceptions to the overlay marihuana zoned district.

STAFF

Mr. Storey stated the office received a letter concerning affordable housing in higher density districts.

George Butler, 77 Hancock, stated an interest in locating a building that would work for an affordable housing unit. The building would house approximately 10 apartments, some being efficiency apartments. They prefer not to be involved in mix-use. The size of an apartment would possibly house 1 to 2 adults with some being able to house a single parent or a couple with 1 child. Those making around \$20,000 per year, possibly more, may be considered for income-based rent. The housing is to assist those of lower income (some making more than \$20,000) obtain more affordable housing. This project will not take tenants with high incomes. This is not for supporting housing. There will be a manager on the premises. The Planning Commission requested Mr. Butler present more updated project information.

Mr. Storey stated the sign ordinance may need to be amended due to issues with full and ground signs along US-31. The size of signs along US-31 may need to be re-defined. The sign ordinance should have appropriate safety standards and include a clause regarding existing signs. Having signs with easy tourist information and keeping within the sign ordinance are important. There are different types of signs and different ways for signs to be displayed. The sign issues of closed businesses were discussed. The sign ordinance will concern many different possible types of signs along with the many different aspects of these signs.

Mr. Storey spoke of the need for ramp installation for senior citizens. Ramp permits are issued with a fee payment. The Planning Commission unanimously agreed in favor of ramp permits requiring no fee.

MEMBERS DISCUSSION

Commissioner McBride complimented the staff on handling the many different areas.

Commissioner Weiner commented on the future trail system and the need for this.

Commissioner Thomas inquired about who would be able to use the trails. Mr. Szokola stated they would be non-motorized with the winter use for snowmobiles.

Commissioner Szymanski commented on Rising Tide making a housing presentation. The staff will contact them and ask for a prioritized list.

Chair Wittlieff inquired on the smoking partition for 900 Vine Street. Mr. Storey stated the letter was returned to the office due to the mail undeliverable to the original address. The letter has been resent to another acquired address.

ADJOURNMENT

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 8:36 pm.

The next regular meeting of the Planning Commission will be held on July 11, 2019.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary