

**MANISTEE CITY PLANNING COMMISSION**

Meeting of Thursday, March 7, 2013

7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

**AGENDA**

**I Call to Order**

**II Roll Call**

**III Approval of Agenda**

At this time the Planning Commission can take action to approve the March 7, 2013 Agenda.

**IV Approval of Minutes**

At this time Planning Commission can take action to approve the February 7, 2013 meeting Minutes.

**V Public Hearing**

None

**VI Public Comment on Agenda Related items**

**VII New Business**

None

**VIII Old Business**

None

**IX Public Comments and Communications**

At this time the Chair will ask if there are any public comments.

**X Correspondence**

At this time the Chair will ask if any correspondence has been received to be read into the record.

**XI Staff/Sub-Committee Reports**

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

**XII Members Discussion**

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

**XIII Meeting Adjournment**

**XIV Worksession**

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions can be made during a Worksession.

Questionnaire Results

Goals

Master Plan Update

Misc

**XV Worksession Adjournment**

## CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

### MEETING MINUTES

February 7, 2013

A meeting of the Manistee City Planning Commission was held on Thursday, February 7, 2013 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 Yoder

Roll Call:

Members Present: Maureen Barry, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlief, Roger Yoder

Members Absent: Dave Crockett (excused)

Others: Keith Sigourney and Linda VanSickle (222 Hughes Street), Patricia Sundbeck (715 ½ Kosciusko Street), Al Bond, Jon R. Rose (Community Development Director), Denise Blakeslee (Planning & Zoning)

#### APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Bill Dean that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0

Yes: Barry, Dean, Fortier, McBride, Wittlief, Yoder  
No: None

#### APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Maureen Barry that the minutes of the January 3, 2013 Planning Commission Meeting be approved with the correction that Marlene McBride was present.

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

Yes: Dean, Fortier, Barry, McBride, Wittlief, Yoder  
No: None

#### PUBLIC HEARING

Chair Yoder opened the Public Hearing at 7:04 pm

**PC-2013-01 – Linda Vansickle and Patricia Sundbeck, 719 Kosciusko Street – Eating and Drinking Establishment Special Use Permit**

A request has been received from Linda Vansickle and Patricia Sundbeck for an Eating and Drinking Establishment Special Use Permit at 719 Kosciusko Street.

Keith Sigourney and Linda VanSickle (222 Hughes Street) - presented the case to the Planning Commission. Linda & Pat have been friends for over 35 years. Keith & Linda have always wanted a little diner. Linda's family owned the Hi Way Inn which is next door to this building; the building previously had a glass company in it; when the building came up for sale it was perfect for the diner they have always dreamed of owning; they purchased the building and have been working on obtaining the variances and permits needed to ask for a Special Use Permit; the diner will seat 35 – 38 people; the building is already handicap accessible; will have specialty foods (cinnamon buns, pies, great desserts); will serve breakfast, lunch and dinner; Hours 5am till 11 pm 6 days a week (closed Monday); eight to ten new employees; no alcohol.

The Funeral Home has had people who wanted to go to a place to eat after a service that is geared towards families (no alcohol). This would meet that need as well as fill the void created since Big Boy closed. There may be room on the pad near the Handicap Entrance for a small table and chairs for kids to have an ice cream.

Chair Yoder opened the hearing for public comments.

Al Bond – Spoke in favor of the request.

Chair Yoder asked if any correspondence had been received in response to the request.

Letter from Herbert Funeral Home, PC in support of the request – attached.

There were no more additional comments; the Public Hearing was closed at 7:25 pm.

**PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

**NEW BUSINESS**

**PC-2013-01 – Linda Vansickle and Patricia Sundbeck, 719 Kosciusko Street – Eating and Drinking Establishment Special Use Permit**

Earlier in the evening a Public Hearing was held in response to a request from Linda Vansickle and Patricia Sundbeck for an Eating and Drinking Establishment Special Use Permit at 719 Kosciusko Street.

MOITON BY Ray Fortier, seconded by Mark Wittlief that the Planning Commission adopts a Resolution to Approve the request from Linda Vansickle and Patricia Sundbeck for an Eating and Drinking Establishment Special Use Permit at 719 Kosciusko Street as submitted with Application PC-2013-01 with the condition that the Applicant cannot have a dumpster on site.

With a Roll Call vote this motion passed 6 to 0

Yes: McBride, Wittlief, Dean, Fortier, Barry, Yoder  
No: None

#### **OLD BUSINESS**

None

#### **PUBLIC COMMENTS AND COMMUNICATIONS**

None

#### **CORRESPONDENCE**

Members received correspondence from the League of Women Voters inviting them to attend a “Forum on Fracking” copy attached.

#### **STAFF/SUB-COMMITTEE REPORTS**

**Jon Rose, Community Development Director** – Mr. Rose spoke to the Commission about the Newspaper article on the Master Plan; need to revisit commercial uses and property sizes especially on the Old US 31 Corridor; DDA Design Committee is looking at two way traffic on River Street; New Council members were appointed Tuesday to fill vacancies; New Utility Director.

#### **MEMBERS DISCUSSION**

Commissioner Wittlief asked if Travis Alden, Main Street/DDA Director could be invited to a meeting or Worksession to give us an update.

Commissioner McBride spoke of the need for an ordinance regulating chickens.

The Planning Commission will hold a Worksession on February 21, 2013

The next regular meeting of the Planning Commission will be held on Thursday, March 7, 2013

#### **ADJOURNMENT**

Motion by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:58 pm

## **Worksession Notes**

At the January 19, 2013 Worksession the Planning Commission directed staff to schedule a Worksession to take place after every regularly scheduled meeting to continue working on various items that will be used for updating the Master Plan. Worksessions scheduled after regularly scheduled meetings will not run past 9 pm. Outstanding items will be placed on the next regularly scheduled Worksession agenda.

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions can be made during a Worksession.

Due to the weather the Commission will discuss items in detail at the February 21, 2013 Worksession.

### **Census Information**

Commissioners asked for Census information. Staff provided members 2000 and 2010 Census information that was mailed with their meeting packets.

### **Questionnaire Results**

Commissioners were sent a copy of the rankings of Likes, Dislikes and Improvements that were compiled at the January Worksession in their meeting packets. They were given copies of the Goals from the Current Master Plan. They will work on drafting goals for the Master Plan Update at the February Worksession.

Denise Blakeslee will send the members a copy of the Council Strategic Plan and list of items to work on and bring with them to the Worksession.

Worksession Adjourned at 8:05 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

Directors  
Paul Kubacki  
Jennifer Kubacki

Herbert Funeral Home, P.C.  
706 Kosciusko Street  
Manistee, Michigan 49660  
Phone 231-723-3557  
fax 231-723-2312

President  
Paul Kubacki

February 4, 2012

To Whom It May Concern,

We have known Keith, Linda and Pat for several years. We also received notification that they have purchased the building across from the funeral home and would like to put in a diner. We believe this is a great idea and would be additionally beneficial to late night visitations we have for the families that we serve. They have our complete blessings to further their business venture and we feel this would be a great asset to our clients and especially to our community. We support Keith, Linda and Pat. Thank you for your time and consideration in these matters.

Respectfully yours,



Paul Kubacki  
President/Owner



Jennifer Kubacki  
Funeral Director



Kathleen Zuchowski  
Office Manager



## LEAGUE OF WOMEN VOTERS

Manistee County Area

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LWV is the organization where hands-on work to safeguard democracy leads to tangible civic improvement.

January 2013

Dear Township Supervisors, Clerks, County Commissioners & Planning Commissions:

Manistee County sits on top of a tight rock formation called Antrim Shale which contains reserves of natural gas at depths of 900 to 2000 feet. Hydraulic Fracturing, or fracking, is a process used to extract this natural resource.

What would you do if you had to make a decision on whether or not to allow fracking in your community? Would you even have the right to NOT allow fracking if the energy company decided to drill?

Fracking involves pumping water, sand and chemicals into a well and down the casing or tubing under high pressure. As the mixture is forced through perforations in the well casing into the surrounding rock, the pressure causes the rock to fracture, creating additional fissures. The fractures are then propped open with pumped sand, which enables the gas to flow from tight, or low permeability rock, to the well.

Would it be an economic boon in the area? Would it provide energy we need? Is it safe? Would it pollute the area's groundwater? What are the 750 chemicals that may get pumped into the ground, and what would happen in case of surface spills like those that have been reported in other states? What kinds of safeguards are there?

In an effort to educate county & township officials, members of local planning commissions, as well as the general public, the **League of Women Voters (LWV) Manistee County** is holding a **"Forum on Fracking", Thursday, February 14, 2013, 5-7PM, at West Shore Medical Center's Education Wing, Room A.** Representatives from the Oil & Gas Association, The MDEQ and Ban Michigan Fracking will be the presenters. The audience will learn about the issues and have an opportunity to direct questions to the presenters.

We at the LWV hope you will take advantage of this learning opportunity so that you can be informed on this important topic and make wise, educated decisions for your community. A light soup supper will be served prior to the program. To aid our planning please RSVP to Nancy Behring, 231.889.5402 or Linda Albee, 231.723.0032. Hope to see you all on February 14, 2013.

Sincerely,

  
Nancy Behring, President  
LWV Manistee County

# CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

February 21, 2013

## NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, February 21, 2013 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:04 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlief, Roger Yoder

Members Absent: David Crockett (excused)

Others: Jon R. Rose (Community Development Director, Dave Carlson, Eric Saganowsky (Manistee News Advocate)

Ms. Blakeslee was off sick, Jon Rose took notes and acted as Recording Secretary for the February 21, 2013 Planning Commission Worksession.

**Questionnaire** – members of the Commission discussed the questionnaire that was sent to them before the Worksession. The question asked *“If you were to drive through Manistee or fly over in a hot air balloon in ten years what would you see?”* A round robin of ideas were discussed and Mr. Rose took the answers for copulation. They will be prioritized at a later date.

**Census** – To facilitate the Census Discussion the Commission visited the citydata.com. Among the items discussed were: Median Income; Age; Population Trends; A question was asked about % of Union workers.

**Strategic Plan** – Discussed the Strategic Plan, concluded it was a three year plan whereas the Master Plan was a longer term plan (10 – 20 years). Strategic Plan will be an appendix to the Master Plan.

**Master Plan Update** – Mr. Rose discussed his conversation with Lakes to Land Initiative. We will apply for membership and Lakes to Land Leadership will provide assistance with Public Participation for the Master Plan.

The next regular meeting of the Planning Commission will be held on Thursday, March 7, 2013.

## ADJOURNMENT

The Worksession adjourned at 8:20 pm

MANISTEE PLANNING COMMISSION

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Jon R. Rose, Acting Secretary

