

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 5, 2007

A Meeting of the Manistee City Planning Commission was held on Thursday, July 5, 2007 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:03 p.m. by Chairman Yoder

Commissioners welcomed Linda Albee to the Planning Commission. Ms. Albee previously served on the Zoning Board of Appeals has and obtained her Citizen Planner Certification.

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Ben Bifoss, Dave Crockett, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski, Roger Yoder

Members Absent: None

Others: Bill Kozsak (Moore & Bruggink, Inc - HHH Investing Company), Jim Nordlund Jr (Nordlund & Associates - West Coast LLC/Joslin Cove), Greg Ferguson (207 St. Mary's Parkway), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Tony Slawinski, seconded by Ray Fortier that the Agenda be approved as prepared.

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Bifoss, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of June 7, 2007

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the June 7, 2007 Planning Commission Meeting be approved.

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Bifoss, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder

No: None

PUBLIC HEARING:

None

NEW BUSINESS:

Manistee Housing Commission - Request for donation of City Property on Grove Street.

The Planning Commission has received a request from Manistee Housing Commission for the donation of City Property in the Grove Street area for the use in the implementation of the Domestic Violence Initiative Grant to build either a single family or a duplex home.

No representative from the Housing Commission was present, Jon Rose explained the proposed request to the Planning Commission. The request is for a portion of the triangular shaped property South of Monroe Street north of the Grove Street Homes. They are asking for a parcel that would accommodate either a single family home or duplex. If the City were to approve the donation of the property then the applicant would be required to provide a survey and legal descriptions of the remaining parcel.

Discussion by the commission included:

- ▶ How much property is needed? If a single family home were built 60 ft of street frontage and 6,000 sq ft of area. A duplex would require 80 ft of street frontage and 10,000 sq ft of area.
- ▶ Discussed what a PILT is and how instead of paying property taxes they would pay a percentage of the rent to the City. If an existing home were used there would be a loss of revenue from property taxes, where if a new home were constructed that never was on the tax rolls there would not be any loss.
- ▶ Would this be for local people or people from outside the area?
- ▶ Two homes are for sale on Grove Street south of this property and there are so many vacant homes in town for sale why not buy them instead of building a new home?
- ▶ Discussed having a mix of mod and low income housing in the area.

MOTION by Ben Bifoss, seconded by Ray Fortier to recommend to City Council the donation of a parcel at no cost to be split from parcel #51-51-102-400-20 (south of Monroe Street north of the homes on Grove Street) to accommodate a single family home or duplex. The Manistee Housing Commission would be required to provide a survey and legal description of each of the resulting parcels in conformity with the Zoning Ordinance.

With a roll call vote this motion passed 7 to 2.

Yes: Slawinski, Barry, Haines, Albee, Fortier, Bifoss, Yoder
No: Crockett, Gustad

H.H.H. Investing Company - request for extension of Special Use Permit.

A Special Use Permit was granted to H.H.H. Investing Company for a Planned Unit Development. At the time the permit was issued a moratorium was in place that would not allow the extension of sewer to the development. Since that time the moratorium has been lifted. The Developer is requesting an extension until October 6, 2009 on the expiration of the Special Use Permit citing the current economic conditions of the State of Michigan.

MOTION by Ray Foriter, seconded by Tony Slawinski to approve the request from H.H.H. Investing Company for an extension of their Special Use Permit until October 6, 2009.

MOTION TO AMEND THE MOTION by Ben Bifoss, Seconded by Dave Crockett that the Special Use Permit be extended only one year until October 6, 2008.

With a roll call vote the motion to AMEND the motion passed 9 to 0.

Yes: Bifoss, Crockett, Haines, Slawinski, Albee, Gustad, Barry Fortier, Yoder
No: None

With a Roll call vote the motion (to approve the request from H.H.H. Investing Company for an extension of their Special Use Permit until October 6, 2008) passed 9 to 0.

Yes: Crockett, Slawinski, Albee, Bifoss, Gustad, Haines, Fortier, Barry, Yoder
No: None

The Planning Commission approved an extension to H.H.H. Investing Company of their Special Use Permit until October 6, 2008

West Coast LLC (Joslin Cove Development) - Request for PUD Modification.

The Planning Commission received a request from West Coast LLC (Joslin Cove Development) to allow the relocation of the sign for the project. The original Planned Unit Development showed a single pedestal sign, the owners would now like to change the signage to a pair of landscaped cultured-stone fences at the entrance.

Jim Nordlund Jr., Nordlund and Associates spoke on behalf of West Coast LLC (Joslin Cove Development) they are asking the Planning Commission if the change from a single pole sign to two landscaped cultured-stone fences at the entrance to the development can be handled administratively or if it requires a Public Hearing.

Commissioners discussed the request with Mr. Nordland. The signs will be metal/bronze on the walls and will be externally lit. The lighting will be low wattage. Jon Rose noted that they must comply with the lighting requirements of the ordinance.

Commissioner Bifoss asked Mr. Rose what staff recommended? Mr. Rose said that he felt administrative approval -vs- a public hearing was most appropriate.

MOTION by Ben Bifoss, seconded by Tony Slawinski that the Planning Commission follow the recommendation of staff that the request from West Coast LLC (Josling Cove Development) to modify their PUD be considered a minor change and be handled administratively.

With a roll call vote this motion passed 9 to 0.

Yes: Haines, Albee, Slawinski, Bifoss, Fortier, Crockett, Gustad, Barry, Yoder
No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:

Greg Ferguson, 207 St. Mary's Parkway - Spoke of his concerns regarding the request from the Housing Commission for donation of property and the need for sidewalks at Duffy Park and parking for the basketball court.

CORRESPONDENCE:

None

STAFF REPORT:

Jon Rose spoke of presentation to the Michigan Natural Resources Trust Fund on June 19th for a grant application to assist with purchasing Man Made Lake and spoke of the ongoing fund raisers. Chairman Yoder gave his annual report to City Council on July 3, 2007. The City Council has selected Abonmarche Consultants as the new engineer of record.

Denise Blakeslee asked the members of the Ordinance Re-Write and Master Plan Review Committee to schedule meetings.

MEMBERS DISCUSSION:

Commissioner Haines spoke of concerns expressed by Greg Ferguson and noted that the sidewalk at Duffy Park could be extended and parking for the basket ball court should be explored.

Ray Fortier noted that the Jaycees are still selling raffle tickets.

The next meeting of the Planning Commission will be on August 2, 2007 at 7:00 p.m.

After the Planning Commission meeting they were scheduled as follows:

Ordinance Re-Write Committee meeting scheduled for Thursday, July 12, 2007 at 4:00 p.m. in the Executive Council Chambers.

Master Plan Review Committee meeting scheduled for Tuesday, August 7, 2007 at 4:00 p.m. in the Executive Council Chambers.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:50 P.M.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Denise J. Blakeslee". The signature is written in a cursive style with a large initial "D".

Denise J. Blakeslee, Recording Secretary