

Annual Joint Meeting

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

June 23, 2015

The first joint meeting for the City Council, DDA, Historic District Commission, Planning Commission and Zoning Board of Appeals was held at a Special Worksession of the City Council on Tuesday, June 23, 2015 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

PRESENT

City Council: Ed Cote, Chip Goodspeed, Colleen Kenny, Mark Wittlieff, Roger Zielinski

Downtown Development Authority: Brandon Ball, Patrick Kay, Todd Mohr, Jeff Reau

Historic District Commission: Aaron Bennett, Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell

Planning Commission: Maureen Barry, Ray Fortier, Marlene McBride, Roger Yoder

Zoning Board of Appeals: Bill Kracht

Others: R. Ben Bifoss (Acting City Manager), Denise Blakeslee (Planning & Zoning Administrator) and others

Ms. Blakeslee explained that one of the components of the Redevelopment Ready Communities program is to identify and prioritize redevelopment sites. The City is responsible to maintain a list of high priority sites for redevelopment (five to ten properties). Additionally an annual meeting between the City Council, Planning Commission, Main Street/DDA, Historic District Commission, and Zoning Board of Appeals is required. Staff noted that next year members of the Brownfield Redevelopment Authority will be included in the process.

One of the benefits after receiving certification in the Redevelopment Ready Community program is that they will market up to three packaged sites in the City. They also provide assistance in developing the marketing materials and will promote them at various conferences throughout the state. Each participant received a copy of the Opportunity Michigan marketing materials that included 400 & 401 River Street and 21Cypress Street.

Staff and the Planning Commission had compiled a list of sites for discussion that were sent to everyone prior to the meeting. The information included a short history on each property to help assist in the review process. Some of the parcels were contiguous and “bundled” into one site for discussion purposes.

Ms. Blakeslee reviewed the 30 sites that were included in the packet with a PowerPoint presentation.

- Blarney Castle (Arthur Street) - 3 parcels
- Blarney Castle (21 Cypress Street)/Port City Fellowship Church (270 River Street)- 3 parcels
- Blarney Castle – (Cleveland St) - 2 –parcels
- Candy Mountain (400 Sibben St)
- Century Boat (51 Ninth Street)
- City Drug (401 River Street)
- Consumers (25 Arthur Street)
- First Street Tavern (303 First Street)
- Gliks (400 River Street)
- GT Tire (305 River Street)
- Hotel Chippewa – (80 Pine Street) - vacant
- Industrial Park Lots 12 & 13 - vacant
- Joslin Cove (US 31/Arthur Street)
- Liquid Dustlayers (1501 Main Street)
- Little Caesars (91 Arthur Street)
- Manistee Cottage Garden (259 Fifth Street)
- Milwaukee House (259 River Street)
- PENINSULA - Iron Works (257 River Street), Consumers (Vacant Ashland St), Sengs (200 River)
- PENINSULA - 5 vacant Lots
- Pink Pump (302 First Street)
- Radio Hill (US 31 South) - vacant
- Rengo (518 First Street)
- Roadway Inn (200 Arthur Street)
- Salty Dog Saloon (1500 Main Street)
- Sand Products (Adams Street) - vacant
- Sand Products (Fifth Avenue) - vacant
- Seng's Sand Pit (US 31 South) - vacant
- State Police Post (212 Arthur Street)
- Washington School/MAPS - vacant
- 55 Acres/Cherry Street - vacant

The members were asked if any additional sites should be included. The following were added to the list:

- Add (include) the two parcels south of the three Blarney Castle properties on Arthur Street
- Hotel Northern (141 – 147 Washington Street)
- North Channel Outlet (86 Washington Street)
- Former Manistee Area Public Schools Vocational Building (100 Washington Street)
- Lees Beauty Shop on the old Truck Route
- Dale Picardat's building on the old Truck Route (314 Sibben Street)
- Bank Building /Little River Band of Ottawa Indians (375 River Street)

Each member was polled to give their top three sites along with a short reason for selecting the site which resulted in selection of nine sites. After the sites were selected the group worked on developing a vision for each site. Staff had drafted language for the group to assist with the process. The sites/vision for the nine selected are as follows (in no particular order):

THREE PARCELS

Blarney Castle- former Mobile Station and Vacant Lot (21 Cypress Street)

Port City Fellowship Church (270 River Street)

with the potential to acquire the adjacent parcel to the east.

Vision: Remove structures and acquire property to the east to create a large buildable parcel on one of the busiest intersections in town. Green space in front of building (US 31) with parking behind accessed from Mason and River Street. Creating a great location for a restaurant that accents the entrance to the Peninsula District.

Notes - Determine if tanks have been removed.

City Drug (401 River Street)

Vision: Mixed use of commercial on first floor and multiple residential units on the second floor.

Glik's (400 River Street)

Vision: Renovate building, add second and or third story for mixed use. Divide building into multiple store fronts that utilizes both River Street and the Riverwalk. Potential for rooftop dining and or garden.

OR

Renovate existing single story structure into multiple commercial spaces. Update the façade of the building. Potential for office spaces to be created overlooking the river accessed by a common corridor.

GT Tire (305 River Street)

Vision: Tear down existing building and construct a new commercial building utilizing the entire parcel.

Former Hotel Chippewa vacant property (80 Pine Street)

Vision: Anchor property in the DDA – owner is looking for investors. Develop as a mixed use with a combination of commercial on the first floor and three story hotel or apartments or mixture of both that takes advantage of the view of the river and proximity to the downtown with a green space component that could be used for concerts, events etc.

Joslin Cove (US 31/Arthur Street)

Vision: Complete development of Condominium Project

OR

Remove foundations and create green space. Revise PUD and reconfigure layout of development including a hotel and marina

Little Caesars (91 Arthur Street)

Vision: Utilize existing building for water sport rentals/sales or another commercial use.

OR

Tear down building and construct multi-unit residential property with a marina

PENNINSULA THREE PARCELS

Iron Works (254 River Street)

Consumers vacant parcel (Ashton Street)

Sengs (200 River Street)

Vision: Iron Works Building, mixed use development including residential. Utilize Consumers vacant parcel and Seng’s property for a PUD that includes a wide range of mixed uses including residential, possible hotel/conference center featuring views of Manistee Lake while maintaining a view corridor from River Street to the lake. Add riverwalk for easy foot traffic access to the downtown

Roadway Inn (200 Arthur Street)

Vision: Renovate the building for its existing use as a hotel/conference facility with a restaurant/bar.

OR

Demolish structure and develop as a mixture of commercial/residential uses that utilizes the view of Manistee Lake

Reconfigure curb cuts for safe entrance/exit to site

Staff will contact the property owners to see if they wish to participate in the promotion of their properties. If the owner is not interested in promoting their property it will be removed from the list. This exercise also provides a venue to communicate with the owners of the properties that we have not used in the past.

Each Board and Commission gave a brief update on their current projects.

The meeting concluded around 8:15 pm

Denise J. Blakeslee, Planning & Zoning Administrator