

# Accepted Minutes

The Manistee Township Board held a Special Meeting on Thursday, December 22, 2022 at 10:15 am at the Manistee Township Hall. Board members present were Supervisor Dennis Bjorkquist, Trustee Guy Finout, Trustee John Dontz, Treasurer Connie Jankwietz and, Clerk Dianne Taylor. Also present were Zoning Administrator Karen Clouse, Deputy Clerk Heather Taylor, Marc Miller, Dyllan Walker, Gini Pelton, Tracy Davis and Sara Herberger. The meeting had been posted in compliance with the Open Meetings Act. Posting attached.

The meeting was called to order by Supervisor Dennis Bjorkquist followed by the Pledge of Allegiance.

Ordinance No. 2022-02 is an Ordinance to Amend the Manistee Township Zoning Ordinance to Rezone Certain Lands from the High-Density Residential District (R-1) to the Commercial District (C-1); to Amend the Official Zoning Map to Depict the Zoning Districts as Amended Herein; and to Repeal All Ordinances in Conflict Herewith, according to the document draft provided to board members. Supervisor Bjorkquist requested additional information from the Zoning Administrator, Karen Clouse. The Zoning Administrator explained that by adopting this zoning ordinance change two (2) parcels of land in Manistee Township with split zoning would be able to be rezoned as Commercial (C-1). The Zoning Ordinance Amendment and Map Amendment have been reviewed and approved by the Manistee County Planning Commission. Treasurer Jankwietz made a motion to adopt Ordinance 2022-02, an Ordinance to Amend the Zoning Ordinance and the Zoning Map to rezone two (2) parcels as commercial; Trustee Finout seconded the motion. In a roll call vote, Mr. Finout, Mr. Dontz, Ms. Jankwietz, Ms. Taylor, and Mr. Bjorkquist were all in favor. Motion carried.

**MANISTEE TOWNSHIP  
MANISTEE COUNTY, MICHIGAN  
ORDINANCE NO. 2022-02**

AN ORDINANCE TO AMEND THE MANISTEE TOWNSHIP ZONING ORDINANCE TO REZONE CERTAIN LANDS FROM THE HIGH-DENSITY RESIDENTIAL DISTRICT (R-1) TO THE COMMERCIAL DISTRICT (C-1); TO AMEND THE OFFICIAL ZONING MAP OF MANISTEE TOWNSHIP TO DEPICT THE ZONING DISTRICTS AS AMENDED HEREIN; AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH

THE TOWNSHIP OF MANISTEE ORDAINS:

Section 1. Rezoning.

The following described lands, to the extent they are currently located in the High-Density Residential District (R-1), are hereby rezoned from the High-Density Residential District (R-1) to the Commercial District (C-1):

Part of Lots Nine (9) and Ten (10), Block D, Supervisor's Plat of Sibley's Addition to Parkdale, and part of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4) all in Section Thirty-one (31), Township Twenty-two (22) North, Range Sixteen (16) West, Manistee Township, Manistee County, Michigan, more fully described as follows:

Beginning at the Northwest corner of said Lot Nine (9), thence North 00°31'41" West, 520.06 feet along the West line of said Lot Ten (10), thence along the South right of way of the old Chesapeake and Ohio Railroad the next two courses: North 65°55'08" East 477.19 feet (previously recorded as North 65°53'11" East, 477.69 feet), thence North 64°51'59" East, 330.60 feet, thence South 00°01'38" West 173.60 feet (previously recorded as South 00°17' West), thence South 00°09'59" West 1205.32 feet (previously recorded as 1202.03 feet) to the North right of way of Highway US-31, thence South 77°25'54" West 459.71 feet (previously recorded as South 77°25'00" West 459.62 feet) along said right of way, thence South 77°20'57" West 49.99 feet along said right of way, thence North 00°15'38" East 526.67 feet, thence North 89°50'05" West 230.51 feet (previously recorded as North 89°50'23" West 230.59 feet), to a point of the West line of said Lot Nine (9), thence North 00°31'41" West 107.41 feet (previously recorded as 108.41 feet) along said West line of Lot Nine (9) to the point of beginning.

Parcel ID Nos. 51-07-820-021-10, and 51-07-131-005-00.

## Section 2. Map Amendment.

The Official Zoning Map of Manistee Township is hereby amended to reflect the rezoning described in Section 1 of this Ordinance. Pursuant to Section 1802 of the Township of Manistee Zoning Ordinance, the Township Supervisor is hereby directed to make or cause to be made the changes to the map as indicated.

## Section 3. Severability.

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of this ordinance, which shall continue in full force and effect.

## Section 4. Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

## Section 5. Publication.

This ordinance shall become effective upon the expiration of seven (7) days after its publication as required by law.

THOSE VOTING IN FAVOR: G. Finout, J. Dontz, C. Jankwietz, D. Taylor, D. Bjorkquist

THOSE VOTING AGAINST: None

THOSE ABSENT: None

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Dianne Taylor  
Manistee Township Clerk

**CERTIFICATION**

The undersigned Clerk of Manistee Township hereby certifies that the foregoing is a true and accurate copy of the ordinance adopted by the Manistee Township Board at a special meeting on the 22nd day of December, 2022, at which meeting a quorum was present and which was duly noticed, called, and held in accordance with Act 267 of the Public Acts of 1976, as amended.

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Dianne Taylor  
Manistee Township Clerk

Supervisor Bjorkquist also requested information regarding Resolution 2022-11, a Resolution to Establish Commercial Rehabilitation District. Zoning Administrator Karen Clouse explained that the Commercial Rehabilitation Act encourages owners of qualifying obsolete commercial or industrial properties to apply for a one (1) to ten (10) year partial property tax exemption to rehabilitate the property. A motion was made by Trustee Dontz to adopt Resolution 2022-11 to establish a Commercial Rehabilitation District; Trustee Finout seconded. In a roll call vote, Mr. Dontz, Ms. Jankwietz, Ms. Taylor, Mr. Finout, and Mr. Bjorkquist voted in favor. None opposed. Motion carried.

**TOWNSHIP OF MANISTEE  
MANISTEE COUNTY**

**RESOLUTION 2022-11**

At a special meeting of the Township Board of the Township of Manistee, held on the 22nd day of December 2022, at the Manistee Township Hall, 410 Holden Street, Manistee, MI, 49660

Present: D. Bjorkquist, C. Jankwietz, D. Taylor, J. Dontz, G. Finout

Absent: None

The following preamble and resolution were offered by J. Dontz and supported by G. Finout:

**RESOLUTION TO ESTABLISH COMMERCIAL REHABILITATION DISTRICT**

WHEREAS, pursuant to the Commercial Rehabilitation Act, being Act 210 of the Public Acts of Michigan of 2005, as amended ("Act 210"), the Township of Manistee (the "Township") has the

authority to establish “Commercial Rehabilitation Districts” within the Township on its own initiative; and

WHEREAS, the Township desires to establish a Commercial Rehabilitation District for an area in the vicinity of 610 E Parkdale Avenue, Manistee, MI 49660, located in the Township of Manistee, Manistee County, Michigan, and hereinafter described; and

WHEREAS, the Township Board has determined that the proposed district meets the requirements set forth in Sections 2(b) and 3 of Act 210, being MCL 207.842(b) and MCL 207.843, respectively; and

WHEREAS, written notice has been given by certified mail to Manistee County and all owners of real property located within the proposed district as required by Section 3(3) of Act 210, being MCL 207.843(3); and

WHEREAS, on December 22, 2022, a public hearing was held and all residents and taxpayers of the Township were afforded an opportunity to be heard thereon; and

WHEREAS, the Township Board deems it to be in the public interest of the Township to establish the Commercial Rehabilitation District as proposed;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Township Board finds and determines that the proposed Commercial Rehabilitation District hereinafter described consists of two (2) parcels of land that are located in the Township’s Commercial District, on which there is a building that was previously used for commercial or industrial purposes, obsolete industrial property, or vacant property which, within the immediately preceding 15 years, was commercial property, and which constitutes a “qualified facility” under Act 210.

2. Pursuant to the provisions of Act 210, the Township Board of the Township of Manistee hereby establishes a Commercial Rehabilitation District, which to be known as the Manistee Township Commercial Rehabilitation District No. 1, on the following described land situated in the Township of Manistee, County of Manistee, and State of Michigan, to wit:

Part of Lots Nine (9) and Ten (10), Block D, Supervisor’s Plat of Sibley’s Addition to Parkdale, and part of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4) all in Section Thirty-one (31), Township Twenty-two (22) North, Range Sixteen (16) West, Manistee Township, Manistee County, Michigan, more fully described as follows:

Beginning at the Northwest corner of said Lot Nine (9), thence North 00°31’41” West, 520.06 feet along the West line of said Lot Ten (10), thence along the South right of way of the old Chesapeake and Ohio Railroad the next two courses: North 65°55’08” East 477.19 feet (previously recorded as North 65°53’11” East, 477.69 feet), thence North 64°51’59” East, 330.60 feet, thence South 00°01’38” West 173.60 feet (previously recorded as South 00°17’ West),

thence South 00°09'59" West 1205.32 feet (previously recorded as 1202.03 feet) to the North right of way of Highway US-31, thence South 77°25'54" West 459.71 feet (previously recorded as South 77°25'00" West 459.62 feet) along said right of way, thence South 77°20'57" West 49.99 feet along said right of way, thence North 00°15'38" East 526.67 feet, thence North 89°50'05" West 230.51 feet (previously recorded as North 89°50'23" West 230.59 feet), to a point of the West line of said Lot Nine (9), thence North 00°31'41" West 107.41 feet (previously recorded as 108.41 feet) along said West line of Lot Nine (9) to the point of beginning.

Parcel ID Nos. 51-07-820-021-10 and 51-07-131-005-00.

3. A copy of this resolution shall be sent promptly by certified mail to Manistee County.

AYES: J. Dontz, C. Jankwietz, D. Taylor, G. Finout, D. Bjorkquist

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

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Dianne Taylor, Township Clerk  
Township of Manistee

#### CERTIFICATION

I, Dianne Taylor, being the Clerk of the Township of Manistee, certify that the above is a true and accurate copy of the resolution adopted by the Township Board of the Township of Manistee at a special meeting on the 22nd day of December, 2022.

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Dianne Taylor, Township Clerk  
Township of Manistee

There being no further public comment, Trustee Dontz made the motion, seconded by Treasurer Jankwietz, to adjourn the Special Board meeting at 10:25 a.m. Motion carried.

Respectfully submitted,

Dianne Taylor  
Manistee Township Clerk

# NOTICE OF SPECIAL MEETING

## Manistee Township

410 Holden Street

Manistee, MI

Date of Meeting – December 22, 2022

Time of Meeting – 10:15 AM following the Public Hearing

Place of Meeting – Manistee Township Hall

Purpose of Meeting: Meeting of the Manistee Township Board to discuss, review, and possibly take action on (1) a Manistee Township Zoning Ordinance Amendment to Rezone Certain Lands and Amend the Zoning Map accordingly, (2) the establishment of a Commercial Rehabilitation District, and (3) any other business that may come before the board.

This notice is posted in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 41.72a(2) and (3), and the Americans with Disabilities Act.

The Manistee Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon **5 days notice** to the Manistee Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Board by writing or calling the following:

Dianne Taylor

Manistee Township Clerk

410 Holden Street

Manistee, MI 49660

231 723 6507

Posted on 12/20/2022 @ 5:30 PM

Signature of Clerk \_\_\_\_\_

Copy of this notice is available in the Clerk's office