

## MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

### MEETING MINUTES

April 1, 2010

A Meeting of the Manistee City Planning Commission was held on Thursday, April 1, 2010 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Vice Chair Fortier

#### ROLL CALL:

**Members Present:** Linda Albee, Maureen Barry, Dave Crockett, Ray Fortier, Tony Slawinski

**Members Absent:** Eric Gustad (excused), Harlo Haines (excused), Nathaniel Neider (excused).  
Roger Yoder (excused)

**Others:** Jeff Seng (Seng's Marina), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

#### APPROVAL OF AGENDA:

MOTION by Linda Albee, seconded by Tony Slawinski that the Agenda be approved with the correction Proposed Ordinance Amendment Z10-05: "Proposed Ordinance Amendment that changes uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club."

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Albee, Crockett, Slawinski, Fortier  
No: None

#### APPROVAL OF MINUTES:

Planning Commission Meeting of March 4, 2010

MOTION by Linda Albee, seconded by Tony Slawinski that the minutes of the March 4, 2010 Planning Commission Meeting be approved.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Albee, Crockett, Slawinski, Fortier  
No: None

## **PUBLIC HEARING:**

### **Proposed Ordinance Amendment Z10-05: Proposed Ordinance Amendment that changes uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club.**

**Table 7-2 Uses Permitted by Right and Special Land Use Permit,** DELETE Assembly Operation, Communication Tower and Warehouse Public as a SLU - Special Use in the W-F District; CHANGE Place of Public Assembly Small from a R - Use by Right to a SLU - Special Use in the W-F District; DELETE Shipping Facility as a R - Use by Right in the W-F District

#### **Article 12: WF-Waterfront District**

AMEND **Section 1200 Purpose and Intent** language

AMEND **Section 1200 Permitted Use Table/List** DELETE Places of Public Assembly Small and Shipping Facility

AMEND **Section 1200 Special Use Table/List** DELETE Assembly Operation, Communication Tower, and Warehouse Public; ADD Places of Public Assembly, Small

**Section 1201 Uses Permitted by Right** DELETE item I. Places of Public Assembly, Small and item M. Shipping Facility

**Section 1202 Uses Permitted by Special Land Use Permit** DELETE item D - Assembly Operation, item E. Communication Tower, item Y. Warehouse, Public; ADD item Places of Public Assembly, Small

AMEND Language in **Section 1204 Waterfront Renaissance Zone Standards** item A. Purpose and item C. Streamlined Permit Review

#### **Article 18: Special Uses**

AMEND **Section 1880 Sports and Recreation Club,** B. Regulations and Conditions item 2 -ADD requirement of Key Street Frontage in Waterfront District.

Vice Chair Fortier opened the Public Hearing at 7:04 p.m.

Vice Chair Fortier asked staff for their report - Denise Blakeslee noted the Planning Commission has spent several worksessions and meetings working on the proposed amendment. A power point presentation was given that detailed the proposed changes.

Vice Chair Fortier asked if there were any public comments

Jeff Seng, Seng's Marina - Mr. Seng owns several properties in the W-F Waterfront District and has some concerns/questions. The questions from Mr. Seng and answers from staff are as follows:

Q. How is he suppose to operate a Marina without any warehouses?

A. The existing warehouses will become a legal non-conforming use and the use will run with the land even if they are sold.

- Q. How is he suppose to operate a Marina without a radio? He currently has two monopole's one is 190 feet high.
- A. Mr. Rose said the he spoke with Mr. Seng earlier about the concern and said that maybe it would be appropriate to keep "Communication Towers" as a Special Use.
- Q. What about a Bar/Restaurant? Why are you taking it out of the District?
- A. An Eating and Drinking Establishment is a Special Use and will remain a Special Use, The change is for a Sports and Recreation Club. The Amendment would limit them to properties with frontage on U.S. 31.
- Q. What if he wanted a Sports and Recreation Club?
- A. If it included other uses such as retail, hotel, or office space it could still be obtained under a Mixed Use Development or PUD.
- Q. Why are you removing Shipping Facility? His brother had one for years on the Peninsula.
- A. Mr. Seng's brother signed an agreement when he sold property to Reith Riley that prohibits him from operating a Shipping Facility on the Peninsula.
- Q. What if his brother sells the property?
- A. The amendment would not allow a Shipping Facility for anyone in the W-F Waterfront Zoning District.
- Q. Who decided to make these changes.
- A. The proposed changes are in conjunction with the Carter Burgess Study and the Brownfield Peninsula Plan.

Mr. Seng stated that property owners on the Peninsula still need to make a living.

Vice Chair Fortier asked if any correspondence had been received in response to the proposed amendment - No correspondence was received.

There being no further comments from the public in attendance Vice Chair Fortier closed the Public Hearing at 7:30 p.m.

**NEW BUSINESS:**

**Proposed Ordinance Amendment Z10-05**

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment that changes uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club.

MOTION by Dave Crockett, seconded by Maureen Barry that the Planning Commission postpones action on proposed Zoning Amendment Z10-05 until the April 15, 2010 Worksession for further discussion.

With a roll call vote this motion passed 5 to 0.

Yes: Barry, Slawinski, Albee, Crockett, Fortier  
No: None

Commissioner Crockett asked why a Sports and Recreation Club would require Key Street Frontage.

Mr. Rose said the Planning Commission discussed the proposed changes at both meetings and worksessions and that it was the consensus.

**City of Manistee, Marina Building, 480 River Street - Site Plan Review**

The City of Manistee Marina Building at 480 River Street has structural issues that have resulted in the need to remove the existing structure, repair the footings and construct a new building. The Planning Commission approved a concept plan in 2008. Final plans are beings submitted for approval.

Commissioner Albee asked if there were measures being taken to make the building energy efficient?

Mr. Rose said that he spoke with the Architect and that the use of materials to make the building more energy efficient were included in the plan.

MOTION by Dave Crockett, seconded by Linda Albee to approve the site plan for the City of Manistee Municipal Marina, 480 River Street.

With a roll call vote this motion passed 5 to 0.

Yes: Slawinski, Albee, Crockett, Barry, Fortier  
No: None

**OLD BUSINESS:**

**Signage**

The Planning Commission began reviewing the Sign Ordinance for conflicts and clarification at their March 18, 2010 Worksession. Staff reviewed more changes that are being recommended. The proposed amendment allows more signage than currently permitted under the ordinance and clarifies several areas where there were references to other parts of the ordinance and makes the setbacks the same for temporary signs as permanent signs.

The City of Manistee Historic District Commission endorsed the proposed changes as it relates to signage in the Manistee Commercial Historic District.

MOTION by Linda Albee, seconded by Dave Crockett to schedule a Public Hearing for May 6, 2010 for the proposed amendments to the Sign Ordinance.

With a roll call vote this motion passed 5 to 0.

Yes: Albee, Slawinski, Crockett, Barry, Fortier  
No: None

**PUBLIC COMMENTS AND COMMUNICATIONS:**

None

**CORRESPONDENCE:**

None

**STAFF REPORT:**

None

**MEMBERS DISCUSSION:**

None

The Planning Commission will hold a Worksession on Thursday, April 15, 2010.

The next regular meeting of the Planning Commission will be on Thursday, May 6, 2010.

**ADJOURNMENT:**

MOTION by Tony Slawinski, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:26 P.M.

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary