

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF APRIL 15, 2010

The City of Manistee Planning Commission met in a worksession on Thursday, April 15, 2010 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Members Present: Ray Fortier, Eric Gustad, Tony Slawinski

Members Absent: Linda Albee (excused), Maureen Barry (excused), Dave Crockett (excused), Harlo Haines (excused), Nathaniel Neider, Roger Yoder (excused)

Others Present: Mark Sandstedt (Manistee Golf & Country Club), Denis Meikle (Manistee Golf & Country Club), Jon Rose (Community Development Director) and Denise Blakeslee (Planning & Zoning)

Worksession began at 7:03 p.m.

WORKSESSION ITEMS

Vice Chair Fortier invited the representatives from the Country Club speak.

Manistee Golf and Country Club

Manistee Golf and Country Club - Mr. Sandstedt and Mr. Meikle spoke to the Commissioners about a Zoning Amendment that the Manistee Golf & Country Club has submitted. The public hearing will be on May 6, 2010.

The Country Club is located in the R-1 Low Density Residential District and a Golf Course is a Special Use in the district. The current zoning requires any changes to the Country Club (i.e. construction of a new maintenance building, changing location of the driving range etc.) as an amendment to the Special Use Permit. These changes require a Public Hearing and cost of \$750.

Under the current zoning the Country Club is only allowed a 16 sq. ft. sign for their facility. Additional signage would require a Variance from the Zoning Board of Appeals at a cost of \$500.

After discussion with staff the Country Club felt that an application for a Zoning Amendment at a cost of \$1,000 to amend the ordinance and re-zone their property was the best alternative. The amendment provides for the same uses and regulations as in the R-1 Zoning District and allows a Golf Course as a Use by Right vs a Special Use. This amendment also allows the necessary signage for their buildings, allows the needed ground mount signs for the course and allows the removal of surplus sand.

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. The Planning Commission postponed action on this request so they could further discuss the amendment.

Staff noted the concerns which were made by Mr. Seng at the Public Hearing and provided the Planning Commissioners the option of changing the definition of Marina as follows:

Marina: A facility, including three (3) or more waterfront boat slips, which provides for the servicing, storing, fueling, berthing, and securing of boats and that may include ***a communication tower***, eating, sleeping, and retail facilities intended primarily for the owners, crews, and guests of boat owners using the marina.

The addition of “a communication tower” addresses the need for a marina to have radio contact with boaters.

The Commissioners felt the change was a good way to address the concerns voiced by Mr. Seng.

The Zoning Amendment will be on the May 6, 2010 Meeting Agenda under Old Business.

ADJOURN

The Worksession adjourned at approximately 8:15 p.m.

Respectfully Submitted

Denise J. Blakeslee, Recording Secretary