

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 5, 2011

A Meeting of the Manistee City Planning Commission was held on Thursday, May 5, 2011 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:04 p.m. by Chairman Yoder

ROLL CALL:

Members Present: Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene McBride, Nathaniel Neider, Roger Yoder

Members Absent: Linda Albee (excused)

Others: Dave Carlson, 100 Oak Street, Jodie Fletcher (Manistee News Advocate), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Dave Crockett that the Agenda be approved as prepared.

Yes: Crockett, Gustad, Fortier, Dean, McBride, Neider, Yoder

No: None

With a roll call vote this motion passed 7 to 0.

APPROVAL OF MINUTES:

Planning Commission Meeting of April 7, 2011

MOTION by Ray Fortier, seconded by Marlene McBride that the minutes of the April 7, 2011 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Neider, Crockett, Gustad, Fortier, Dean, McBride, Yoder
No: None

PUBLIC HEARING:

Proposed Ordinance Amendment Z11-06 – Community Gardens

The City of Manistee Planning Commission has developed an Ordinance amendment that provides for Community Gardens. The proposed Amendment would ADD Definition of Community Garden to Article 2: Definitions & Interpretations, Section 204 C; ADD Section 534 Community Garden to Article 5 General Provisions; ADD Item N allowing a 4 sq. ft. Community Garden Sign to Article 21 Signs, Section 2103 Exempt Signs.

Chair Yoder opened the Public Hearing

Denise Blakeslee, Planning & Zoning – the Planning Commission began discussing the need to develop an Ordinance to allow Community Gardens in the City of Manistee. The ordinance was developed to allow Community Gardens as a permitted use in all districts in the City. The Planning Commission wanted the ordinance to be friendly and not over regulate the issue. Any nuisance issues will be addressed under the Code of Ordinance. The ordinance permits the following structures; One (1) Storage Building not larger than 100 square feet (permit required); One (1) Greenhouse not larger than 100 square feet and covered with glass, plastic or fiberglass in which plants are cultivated (permit required); Raised/accessible planting beds, compost or waste bins; Fences that comply with Section 508; One ground mount sign not to exceed four (4) square feet.

The ordinance also provides for Reclamation Standards in the event the community garden is discontinued for a period of more than one year. All buildings and structures shall be removed and the site shall be restored with grass or other acceptable methods of landscaping.

Commissioner Barry entered the meeting.

Chair Yoder asked if there were any comments from the public in attendance.

Dave Carlson, 100 Oak Street – said the ordinance looked good.

Chair Yoder asked if any correspondence had been received – None .

There being no further comments from the public in attendance the Public Hearing was closed at 7:07 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS:

Proposed Ordinance Amendment Z11-06 – Community Gardens

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment Z11-06 Community Gardens.

MOTION by Dave Crockett, seconded by Bill Dean that the Planning Commission recommends to City Council the adoption of the proposed Zoning Amendment Z11-06 Community Gardens.

With a roll call vote MOTION passed 8 to 0.

Yes: Crockett, Gustad, Fortier, Dean, McBride, Barry, Neider, Yoder

No: None

OLD BUSINESS:

Residential Wind Turbines

The Planning Commission continued their discussion on Residential Wind Turbines. Consensus was to move forward with developing an ordinance. The Ordinance from the City of Alpena will be used as a template. A subcommittee of Commissioners McBride, Dean, Gustad and Neider will review the ordinance and make recommendations to the Planning Commission.

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF/SUB-COMMITTEE REPORT:

Jon Rose, Community Development Director – Staff reviewed a site plan that adds an arch over the entrance to the parking lot on Memorial Drive across from Dial-a-Ride. The arch is designating “Veterans Memorial Park” and is part of the upgrades that the Veterans Council has been making to the park. They have enlarged and added new memorial markers to the Veteran’s Memorial and additional landscaping. The entrance to the parking lot currently has masonry piers on each side of the drive. These will be removed and replaced with a new metal arch with masonry piers that match the existing City Streetscape elements. The request did not require approval from the Planning Commission under Article 21 – Signs, Section 2103 Exempt Signs, Item M. exempts Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).

Denise Blakeslee, Planning & Zoning – Reminded members that Healthy Active Manistee H.A.M. it up! begins on May 14th. Also reminders for the Workshops were given to members.

MEMBERS DISCUSSION:

None

The Planning Commission will hold a Worksession on Thursday, May 19, 2011.

The next regular meeting of the Planning Commission will be on Thursday, June 2, 2011.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Marlene McBride that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:30 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary