

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF MARCH 18, 2004

The City of Manistee Planning Commission met in a worksession on Thursday, March 18, 2004 at 7:00 p.m. in the Middle School Gym, 550 Maple Street, Manistee, Michigan.

Members Present: Bob Davis, Greg Ferguson, Ray Fortier, Cyndy Fuller, David Kelley, Mark Wittlief and Roger Yoder

Members Absent: Christa Johnson-Ross and Tony Slawinski

Others Present: Brian Sousa (Wade Trim), Jay Kilpatrick (Williams and Works), Sid Scrimger (Fire Chief), Jon Rose (Community Development Director), Denise Blakeslee (Administrative Assistant) and others

Manistee Saltworks Development Corporation

Jay Kilpatrick wanted to clarify concerns that were expressed after the March 11, 2004 Worksession. He, Jay Kilpatrick, and the firm that he works for, Williams and Works, have no position on this issue and are in no way trying to steer the Planning Commission's decision. The process that he is using is to review each of the six standards of Section 8609 *Special Use Permit Standards of the Ordinance*. Standards 8609.2, 8609.4, 8609.5, and 8609.6 are Objective Standards and the easier of the six standards to determine. That is why they were reviewed first at the March 11, 2004 worksession. The remaining two standards 8609.1 and 8609.3 are Discretionary Standards and will take longer for the Planning Commission to make their determination.

Fire Chief Sid Scrimger was in attendance to answer questions from the Planning Commission. Chief Scrimger read a memo that address staffing, hazardous chemicals, fire suppression for buildings over 60 feet in height, construction of a wall around the coal pile, emergency response, monitoring when bridges are up, mutual and costs. He also spoke of the time necessary to respond to a coal fire, overtime costs and possible needs for mutual aid assistance, shipboard fire fighting, training, and equipment needs.

Jay Kilpatrick said that the site plan review would include review by engineers and a review of fire suppression requirements/needs. Further discussion included how many coal fires annually are at coal fired power plants. The use of western coal and its combustibility. Equipment needs, stand pipe systems in facilities, chemicals used to fight fires (foam), should foam be stored on site, who should pay for the foam, annual runs on the northside of the river, past practice in the 1970's where a fire truck was staged on the northside, need for Haz-mat team/training.

Chief Scrimger spoke of conditions that could be placed on the permit regarding some of the issues brought up by the Planning Commission. His suggestions included:

A condition that the chemical list supplied in the application be strictly adhered to and that no deviation from the list be allowed.

Any change in chemicals would require approval by the City/Fire Department and any costs associated with changes be borne by the applicant.

Spoke of Federal Law Sara Title 3 that requires companies to pay for any costs associated with clean up of chemical spills.

The Planning Commission reviewed the information that has been supplied to answer the remaining questions developed during the March 11, 2004. Planning Commissioners received copies of supporting documentation for their review. Brian Sousa is working on the Street Standards that were used for the resurfacing of Main Street and additional permit requirements will be covered under the report/presentation from Mac Tech.

During the discussion other conditions were suggested in the event that the permit were approved with conditions. The suggestions included:

Fund be started for the decommissioning of the plant.

Performance Bond.

Certain temperature of discharge water be required.

Cannot use Manistee lake for discharge

Require that the City WWTP be used for discharge water and all cost associated with expansion to handle discharge water and treatment of discharge be borne by the applicant.

After a break the Planning Commission began review of the remaining two discretionary standards. Standard 8604.1 Is the use reasonable and designed to protect the health, safety and welfare of the community? The standard was broken down into four sections and discussed by the commission.

Discussion over the project being reasonable included: very large structure, burdens on infrastructure, WWTP issues, fire concerns, alternative to discharge of treatment water into Manistee Lake or use of a dry cooling system, community service fee.

Discussion over the project being designed to protect the health of the community included: consensus was to discuss once the report/presentation by Mac Tech, spoke of standards BACT - vs- MACT, no State/Federal regulation for mercury emissions.

Discussion over the project designed to protect the safety of the community included: health concerns, bridge, traffic, two freighters in the channel.

Discussion over the project being designed to protect the welfare of the community included: risk -vs-return, and jobs. Concern was expressed that it was difficult to discuss the impact on welfare without a Community Service Fee in place.

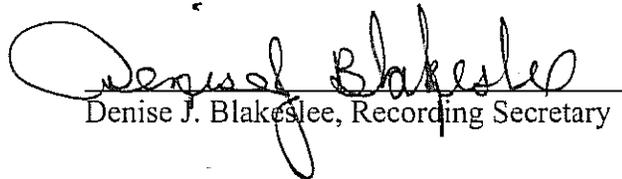
Cyndy Fuller asked if a letter could be sent to Manistee Saltworks Development Corporation to request explanation of the discrepancy in the reported number of jobs and what the jobs would be i.e. administrative, laborers, office personnel etc.

Commissioner David Kelley will be out of town on March 25th and will not be able to attend the worksession.

The Planning Commission will continue their discussion at the March 25, 2004 Worksession at 7:00 p.m. in the Middle School Gym, 550 Maple Street.

The Worksession adjourned at approximately 10:03 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary

