

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF OCTOBER 20, 2004

The City of Manistee Planning Commission met in a worksession on Wednesday, October 20, 2004 at 6:00 p.m. in the Middle School Library, 550 Maple Street, Manistee, Michigan.

Members Present: Tamara Buswinka, Greg Ferguson, Ray Fortier, Cyndy Fuller, Tony Slawinski and Mark Wittlief

Members Absent: Maureen Barry, Christa Johnson-Ross, and Roger Yoder

Others Present: Lee Trucks (DDA), Dave Carlson (DDA), Melissa Rennie (Manistee News Advocate, Alan Marshall (City Council), Jay Kilpatrick (Williams and Works), Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

Worksession began at 6:04 pm.

ZONING ORDINANCE RE-WRITE:

Jay Kilpatrick gave an overview of changes that were made to the draft after the last Worksession.

Article II - Definitions and Interpretation

Educational Facility - Include Pre-School

Kennel - Not allowed under Code of Ordinance definition will be deleted

Mortuary - Will provide Definition

Review Article V - General Provisions

502 Uses, Spatial & Physical Requirements

F. Line 5 - change "average" to "most common"

508 Fences

B. Height

Limit to 4 feet in front yard unless Industrial or Commercial under Special Use Permit

C. Design and Type:

3. Except in the *Industrial Districts or under a Special Use Permit*, no fence shall include barbed or razor wire strands or electrification .

Include Diagram with Section.

- 509 Height**
Reviewed new language
- 510 Access to Public Streets**
Reviewed language
- 511 Driveways & Curb Cuts**
Need further review of dimensional requirements specifically the separation distance between driveways and intersections and how measured.
- 512 Private Streets**
Discussed preparing new General Law Ordinance Language to provide standards.
- 513 Clear Visibility at Corners**
Reviewed new language
- 514 Vehicular Parking Space, Access & Lighting**
A.2 Change to read: One (1) space for each unit.
A.8. Jay to check manual for # of square feet.
E. Include reference to Landscape Standards.
F. Include Adaptive Re-use in language
- 515 Accessory Buildings & Structures**
New language will be prepared for greater heights for aesthetic purposes to match the primary structure.
Allow Carriage House Units (i.e.e, accessory dwellings) under a Special Use Permit.
- 516 Accessory Uses**
Reviewed language
- 517 Temporary Dwellings**
Reviewed language
- 518 Temporary Storage Structures**
Include language to prohibit membrane covered/metal roof structures that do not meet Building Code Standards.
- 519 Dwellings**
Eliminate Items B., C., and E., (Covered under Building Codes)
- 520 Home Occupations**
Reviewed language
- 521 Home Based Business**
Reviewed language

- 522 **Temporary Activity Permits**
Jay to work with Jon to develop language which does not conflict with City Council responsibilities.
- 523 **Parcel Divisions**
Jay will prepare new language to address Open Space Development requirements instead of using language from current ordinance.
- 524 **Structures Projecting into Setbacks**
Remove Fences (not a structure under ordinance definition)
- 525 **Outdoor Lighting Requirements**
Add Language to prohibit Mercury Vapor Lights or require shielding
- 526 **Outdoor Storage**
Include language for Aesthetic requirements
- 527 **Essential Services**
Add language for security fencing which permits use of barbed wire and a height of six feet
- 528 **Performance Guarantee for Compliance**
Reviewed language
- 529 **Condominium Subdivisions**
Will review language once written
- 530 **Unclassified Uses**
Reviewed language

Article VII - Districts, Dimensional Standards Uses Table and Zoning Map

- 701 **Establishment of Districts**
Reviewed language
- 702 **Official Zoning Map**
Draft of map being prepared
- 703 **Application of Regulations**
Reviewed language
- 704 **Zoning District Regulations**
Reviewed language
- 705 **Table of Land Uses**
Began review of table

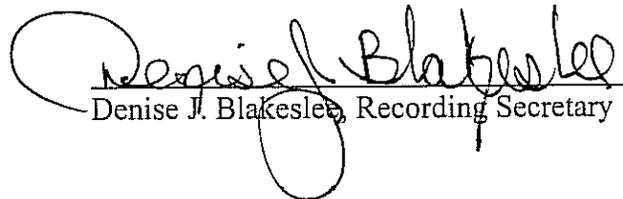
Due to the hour the Planning Commission will continue discussion of items remaining from agenda at their November Worksession.

Discussed changing starting time of November Worksession. Consensus was to begin at 6:00 p.m. Will reschedule at November Meeting.

Discussed scheduling a worksession in December. Consensus was to schedule worksession for December 9th at 6:00 p.m. Will schedule at November Meeting.

The Worksession adjourned at approximately 9:10 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary