

# CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF MARCH 17, 2005

The City of Manistee Planning Commission met in a worksession on Thursday, March 17, 2005 at 6:00 p.m. in the Middle School Library, 550 Maple Street, Manistee, Michigan.

Members Present: Maureen Barry, Tamara Buswinka, Ray Fortier, Christa Johnson-Ross, Sara Schrader, Tony Slawinski, Mark Wittlief, and Roger Yoder

Members Absent: Greg Ferguson

Others Present: Lee Trucks (DDA), Heather Bacon (County Planner), Alan Marshall (City Council), Cyndy Fuller (City Council), Jay Kilpatrick (Williams and Works), Melissa Rennie (Manistee News Advocate), T. Eftaxiadis (NTH Consulting), Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

Worksession began at 6:00 pm.

Jon Rose introduced Heather Bacon the new County Planner.

## **ZONING ORDINANCE RE-WRITE:**

Discussed the Council intervention that is included in the current draft language. After discussion consensus is that the Council intervention language should be removed from the draft ordinance.

## **ADAPTIVE REUSE AND DWELLING, MULTIPLE UNIT:**

Language needs to be developed in the Adaptive Reuse and Dwelling Multiple Unit that considers the desire that retail/office should be required in the downtown on specific sites. Jay will work on language and bring back to the Planning Commission.

## **ADULT FOSTER CARE FACILITY:**

1.g. ...(Change to) an adult foster care large group home shall be an adult foster care facility with the approve capacity of thirteen (13) or more adults who shall be provided foster care.

## **ANIMAL GROOMING FACILITY:**

Remove reference about Medical Waste Law and Inspection requirements.  
Develop more specific language that defines what animals will be allowed to be groomed.  
Include a noise requirement (use 40 decibels as a standard throughout ordinance).

## **AUTOMOBILE REPAIR FACILITY:**

Cross reference standards for disposal of waste products (oil, oil filters, anti-freeze).

CAR WASH:

Included language about wastewater discharge complying with the City 's industrial pre-treatment program. (use language in 1848.b).

COMMUNICATION TOWER:

Discussed fall zones - section 6.d requires Registered Engineers's Certification.

DUPLEX:

- 2.a Delete "A duplex shall have an exterior appearance similar to a single unit dwelling, as determined by the Planning Commission."

DWELLING, MULTIPLE UNIT:

- 2.e Expand language "Groups of Multiple Unit Dwelling located on one parcel shall have common ownership."

Need to further review Parking Standards for projects in the C-3 Commercial District.

DWELLING, SINGLE UNIT:

- 2.a Jay to prepare new language "Within the C-3 Central Business and WF District..."

EATING AND DRINKING ESTABLISHMENTS:

- 2.b Change to read "Such facilities shall be located and designed such that no objectionable noise shall be carried onto adjoining property zoned residential."
- 2.c Change to read "Such facilities shall be located and designed such that no objectionable odor or fumes shall be carried onto adjoining property zoned residential."

GOLF COURSE:

- 2.c Delete "The applicant shall demonstrate the feasibility of, and the need for, a new golf course in the City of Manistee taking into account existing facilities in the surrounding area."
- 2.e Include in the language a review by the Department of Environmental Quality

HOME BASED BUSINESS:

- 2.a.2) Remove language - make sure that the during site plan review that storage of vehicles and equipment are considered.

MARINA:

- 2.h "Onshore storage of boats and/or trailers is prohibited and does not constitute an element of the Marina land use." Need to further discuss if storage should sometimes be allowed.

MINI/SELF STORAGE FACILITY:

Include language that hours of operation are to be posted on site - but will not count against signage.

MINES, SAND AND GRAVEL:

- 2.d.5 Delete "No hours of operation on Sundays or the following holidays..." - Planning Commission will determine hours of operation on each individual request.

Miscellaneous

Tony Slawinski asked if standards should be include that would prohibit driveways/sidewalks from being constructed on property lines? Should their be a distance established between a driveway and sidewalk?

Planning Commission will continue the review of Specific Standards and Requirements for Special Uses with Mine, Sand and Gravel.

The next Worksession for Planning Commissioners will be on Thursday, April 21, 2005 at 6:00 p.m. in the Middle School Library.

The Worksession adjourned at approximately 9:00 p.m.

Respectfully Submitted

  
Denise J. Blakeslee, Recording Secretary