

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF FEBRUARY 17, 2005

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

Members Present: Tamara Buswinka, Greg Ferguson, Ray Fortier, Sara Schrader, Tony Slawinski, and Roger Yoder

Members Absent: Maureen Barry Christa Johnson-Ross, and Mark Wittlief

Others Present: Lee Trucks (DDA), Dave Carlson (DDA), Alan Marshall (City Council) Cyndy Fuller (City Council), Jay Kilpatrick (Williams and Works), Melissa Rennie (Manistee News Advocate), Tom Paine (Fab-Lite), Phil Carlton (Morton's), Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

Worksession began at 6:00 pm.

ZONING ORDINANCE RE-WRITE:

Map Review

Reviewed a Draft Zoning Map. Discussed using a concept of "Arterial Street" where a Special Use Permit would be allowed in a district only if it were located on an Arterial Street. The consensus of the group was to use the concept of "Arterial Streets" on the map. The group discussed the placement of the streets.

Discussion about the Industrial Park/Cemetery Zone on the North Side. Tom Paine from Fab Lite spoke of how the draft map showed a change in the zoning of his property. Discussed the history on the area and the future Land Use Map (designated "Mixed Use - Medium Density Residential"). Discussion from the group will result in a new Zoning District for Light Industrial that will allow Light Industry, Offices, Cemetery, Residential, and mixed uses. The map will be change to reflect this discussion.

Phil Carlton, Rohm & Haas asked that Residential not be allowed in the Industrial District along Manistee Lake. Discussion by the group was agreement with Mr. Carlton's request.

Reviewed the Table of Land Uses

Changes to the table include:

Cemetery:

Remove as Special Land Use on an Arterial in R-3- High Density Residential.
Add to Light Industrial District.

Convenience Store w/fuel pumps:

Add as Special Land Use in C-2 Neighborhood Commercial

Day Care, Commercial

Question if it should be a Special Land Use on an Arterial Street in WF - Waterfront?

Requires further discussion

Duplex:

Change from Special Land Use to Use by Right in WF - Waterfront

Dwelling Single Family:

Change from Special Land Use to Use by Right in WF - Waterfront

Educational Facility:

Remove from R-1 Low Density Residential.

Financial Institution:

Add as Special Land Use in WF - Waterfront.

Gallery or Museum:

Add as Special Land Use in R-1, R-2 & R-3 (Does not require to be on an Arterial Street).

Add as Use Permitted by Right in C-1, C-2 & C-3

Hotel:

Change to a Special Land Use on an Arterial Street in R-2 Medium Density Residential.

Laundry and Dry Cleaning Establishment:

Add as a Special Land Use in the C-3 Central Business District.

Medical or Dental Office:

Add as Special Land Use on an Arterial Street to the R-2 and R-3 Residential Districts

Motel

Remove as a Special Land Use in the C-3 Central Business District.

Add as a Special Land Use on an Arterial in the WF - Waterfront District.

Place of Public Assembly - Large:

Remove from the R-1 High Density Residential District

Place of Public Assembly - Small:

Change from Use By Right to Special Land Use in the R1, R2, & R3 Residential Districts.

Processing and Manufacturing Facility:

Question if it should be a Special Land Use in WF - Waterfront?

Requires further discussion

Professional Office:

Add as a Special Land Use on an Arterial Street in the R-2 Medium Density Residential

Professional Service Establishment:

Add as a Special Land Use on an Arterial Street in the R-2 and R-3 Residential Districts.

Ass as Use by Right in the WF - Waterfront District.

Retail Business:

Add as a Special Land Use on an Arterial Street in the R-2 and R-3 Residential Districts.

Sports & Recreation Club:

Remove as a Special Land Use on an Arterial Street in the R-1 High Density Residential District.

Studio for Performing and Graphic Arts:

Change to a Special Land Use on an Arterial Street in the R-2 and R-3 Residential Districts.

Warehouse, Public:

Add as a Special Land Use in the WF Waterfront District.

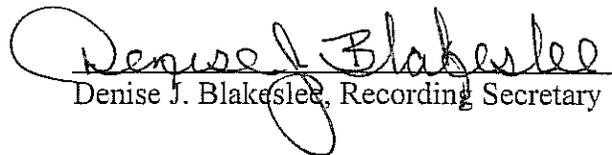
Miscellaneous

Members will be sent a draft copy of the Special Use Standards. If time permits we will begin discussion on this portion of the re-write at the March 3, 2005 Planning Commission Meeting. Jay will get an updated Draft Map and Land Use Table to the members for the Worksession.

The next Worksession for Planning Commissioners will be on Thursday, March 17, 2005 at 6:00 p.m. in the Middle School Library.

The Worksession adjourned at approximately 9:35 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary

