

AGENDA
INTERGOVERNMENTAL PLANNING COMMISSION WORKSHOP
FILER TOWNSHIP
MANISTEE TOWNSHIP
CITY OF MANISTEE
MANISTEE COUNTY
February 21, 2002

1. Welcome and Introduction.
2. The importance of intergovernmental cooperation when dealing with regional planning issues. Why communities decide to work together.
3. Examples of cooperative methods used by other townships/cities:
 - a) ✓ Pentwater Township/Pentwater Village - Master Planning/Zoning
 - b) Saugatuck Township/City of Douglas/City of Saugatuck - Recreation Planning
4. Topical areas for discussion:
 - a) Renaissance Park
 - b) US-31
 - 1) existing corridor development
 - 2) by-pass
 - c) Non-motorized pathways (bikepaths)
 - d) Manistee Lake
 - e) Lake Michigan shoreline
 - f) Public utilities - water and sanitary sewer
 - g) Zoning
 - h) Educational workshops
 - i) Other...
5. Open discussion.
6. Where do we go from here?

"Creating partnerships for a better tomorrow."

DISCUSSION TOPICS

1.6 m. dev. Park - pd by jobs created

Jon background info
a) Renaissance Park: 5-4 yrs Ago,

- 1) What is the economic significance of the park?
- 2) Is it important to concentrate industrial development in planned locations? -
- 3) How should the park be marketed? - Zoning
- 4) Other:

b) US-31:

- 1) Should (strip) commercial development be permitted throughout the length of US-31?
- 2) Should the communities work together to implement corridor beautification and/or access management standards?
- 3) Should a US-31 by-pass be constructed to the east of Manistee Lake? Why or why not?

c) Non-Motorized Pathways (Bike Paths):

- 1) Should the three communities plan for an interconnected series of bike paths? Where might paths be placed?
- 2) Should a path be placed on/adjacent to US-31?

d) Manistee Lake:

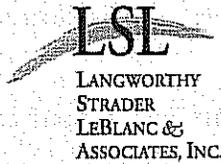
- 1) What type(s) of development should be located on Manistee Lake?
 - a. it's fine just the way it is - don't change anything
 - b. industrial - where and what type
 - c. residential - where and what type
 - d. commercial - where and what type
- 2) Some have indicated a lake/land use management plan needs to be prepared for Manistee Lake. The plan might identify environmentally sensitive/unique sites, as well as provide a strategy for the long term growth and development of the lake. Do you see any benefit any preparing such a plan?

e) Lake Michigan shoreline:

- 1) Should the shoreline be devoted exclusively to residential and public uses (e.g. parks, open space, etc.). Or, should commercial and/or industrial development be permitted?

- 2) Does the region possess a sufficient number of public access sites to the Lake Michigan shoreline? If not, where is additional access needed?
- f) Public utilities - water and sanitary sewer:
- 1) Should the area work towards "regional" water and waste water systems? If so, what will be needed to achieve regional cooperation?
 - 2) Should public utilities be extended throughout Filer and Manistee Townships? Even in rural settings?
- g) Zoning:
- 1) Is there a need/desire to standardize certain sections of all zoning ordinances?
 - a. definitions
 - b. site plan review standards
 - c. special land use standards
 - d. zone districts (where appropriate)
 - e. application detail
 - f. other...
 - 2) Should neighboring communities be given opportunity to comment on "border" issues such as rezonings, special land uses, etc.?
- h) Educational workshops:
- 1) Should we work towards joint annual or semi-annual educational programs/workshops? If so, possibly have the county sponsor and/or coordinate these?
 - 2) What topics are desired/needed?
 - 3) At what time(s) of the year might workshops be held?
- i) Other items:

Zoning Tips



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Legislative Changes: Open Space Preservation

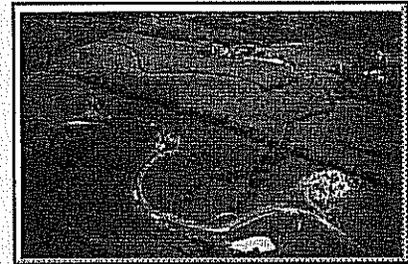
January, 2002

The Michigan Legislature appears to be continuing its trend of substituting state level regulation for that of local communities. One of the latest ventures into local zoning by the state affects regulations applicable to residential development. Signed into law by Governor Engler on December 14, 2001, the new legislation makes two significant changes:

1. Increases the percentage of registered voters necessary to effect a petition for referendum from 10 to 15 percent of the total vote cast for all candidates for governor in the most recent election where the governor was on the ballot. This change elevates the importance of the referendum process by requiring a higher standard of public support than previously required.
2. Requires certain communities to place "open space preservation" provisions into the zoning ordinance within one year of the effective date of the act. The act was given immediate effect, so the applicable date would be December 14, 2002.

Open Space Preservation: *Major Elements*

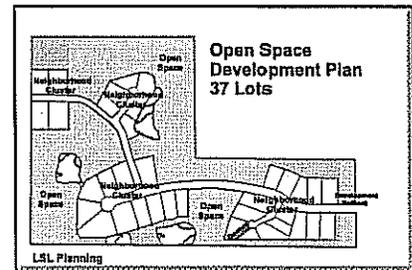
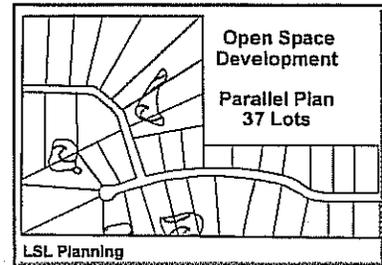
1. The provisions of the law do not apply to communities that had open space provisions in their ordinances prior to October 1, 2001. However, the regulations must have been used by at least one residential project that permanently preserved at least 50 percent of the land within the development for townships, or 20 percent for cities and villages.
2. The provisions apply to a "qualified" township, city or village. To be "qualified" the community must have a zoning ordinance, a population of 1,800 or more, and have residentially zoned land with a minimum lot size of one-half acre (2 units per acre) without public sewer, or 14,520 square feet (3 units per acre) with public sewer.
3. The open space provisions are to be provided as an "option" to the land owner. Regulations added to the ordinance must provide a minimum of 50 percent open space in townships and 20 percent in cities and villages and that the open space be permanently protected from development by some legal means that assures its preservation.
4. Two other provisions require that the development not be dependent on an extension of either public water or public sewer systems (unless those systems would otherwise be required even without the open space option), and that the affected land had not already been developed under an open space provision.



5. The open space preservation provisions do not override any applicable ordinances or laws related to groundwater protection or approval of sanitary sewer disposal systems where public systems are unavailable.
6. The act broadly defines open space ("undeveloped state") with a golf course as the only specific exclusion from consideration as open space.

What is an Open Space Preservation Regulation?

"Cluster development" was devised in the mid-to-late 1970s as a means to make housing more affordable during a time of high interest rates that placed some people out of the market for a new home. Over time, however, as economic conditions improved and more people had access to a wider variety of housing, the concept moved away from "cluster" to "open space" development. This style of development placed less emphasis on affordable housing and more on the preservation of open spaces and enhancement of neighborhoods. Open space development offered an alternative to the traditional subdivision look and introduced the use of open space as a design element.



The underlying principle of open space development is that it allows the same overall amount of development that is permitted under existing zoning, but concentrates development inside pockets of land so that the remainder can be preserved as usable open space. Open space regulations are relatively easy to administer, allow landowners to realize the full development potential of their property, and can permanently protect substantial natural open spaces.

To properly implement open space development regulations, it is necessary to require applicants to submit detailed information regarding the presence of natural features, topographic conditions, and other site characteristics that might affect the layout of the development. The additional requirements placed on applicants and the desire for more creative design can increase development costs of individual projects. While the Act does not require it, offering bonus densities for more creative layouts would be an appropriate response.

What do you need to do?

The first step is to determine if you are a "qualified" community. See the definition earlier in this *Tips*. If you are qualified and did not have an open space provision in the zoning ordinance prior to October 1, 2001, you have one year from December 14, 2001 to write and adopt these provisions. Many *LSL* communities likely already have these provisions in their ordinances. There are many different possible approaches to open space preservation regulations and we can provide appropriate language and help you through the adoption process.

Contact us at LSL Planning: Paul LeBlanc, AICP, 15 Ionia SW, Suite 450, Grand Rapids, MI, 49503, 616-336-7750, leblanc@lslplanning.com or Brad Strader, AICP Washington Square Plaza, 306 S. Washington, Royal Oak, MI, 48067, 248-586-0505; strader@lslplanning.com

Planning Services: Community Master Planning, Zoning Regulations, Development Reviews, Business District Planning, Urban Design, Community Visioning, Environmental Impact Analysis, Economic Development Planning, Transportation and Corridor Planning, Grant Writing and Administration, Parks-Recreation-Open Space Planning, Natural Resource Planning, Litigation Assistance, Training and Educational Workshops, GIS Mapping

Intergovernmental Workshop
February 21, 2002

Name	Affiliation
✓ John SEROCKI	PLAN Comm MANISTEE City
Denise Mikula	City Staff
Gregory Ferguson	MANISTEE PLAN COM.
Roger Yoder	MANISTEE PLAN COM.
Ray Fortier	MANISTEE PLAN COM.
Dave Kelley	" " "
James Jural	Manistee Plan Com.
James L. Williams	Filer Plan. Comm.
Tom Kim	City
✓ JEFF MIKUCA	ABONMARCHE
Shirley Bell	Filer Twp
[Signature]	MANISTEE PLANNING COMM.
Dorothy [Signature]	Filer Twp
James Baker	Manistee Planning Comm.
FRANK BEAVER	COUNTY PLANNING
JOHN ZIELINSKI	MANISTEE TWP ZONE
GEORGE W. DUYLAP	MANISTEE TWP ZONE
Dan [Signature]	LITTLE RIVER BAND - PLANNER.
DENNIS Switalski	Manistee Township Planning Dept.
Thomas Stefanski	Filer Charter Township Planning Comm.
Vicki Hoffman	Filer Planning Comm
[Signature]	FILER TWP. PLANNING COMMISSION

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula, Secretary
Community Development

DATE: February 14, 2002

RE: Worksession February 21, 2002

The February Worksession will be on Thursday, February 21, 2002. We have invited members of the Charter Township of Filer, Manistee Township, and County Planning Commission. Also invited are Frank Beaver, County Planner and Daniel Shepherd, Planner for the Little River Band of Ottawa Indians.

This will be the inter-governmental worksession that will assist in the update of our Master Plan. Jerry Adams from LSL will be the facilitator. Due to the number of people invited the worksession will be held in the upstairs meeting room at the Lighthouse Brewing Company. If anyone wants to use the elevator it is located in the back of the building near the bar area.

Doors will open at 6:30 p.m. with the worksession beginning at 7:00 p.m. Jerry estimates the meeting to last a full two hours.

If you are unable to attend the worksession please call me at 723-2558. See you at the Worksession!!

cc: City Manager