

CITY OF MANISTEE PLANNING COMMISSION

WORKSESSION AGENDA

**Thursday, May 26, 2005 - 6:00 p.m.
Manistee Middle School Library
550 Maple Street, Manistee, Michigan**

I Call to Order.

II Worksession Items:

1. Zoning Ordinance Re-Write
 - a. Signs
 - b. Dimensional Standards
 - c. Waterfront District
 - d. Light Industrial
 - e. General Industrial
 - f. Misc.

2. Other

III Adjourn.

MEMO

TO: Planning Commissioners

FROM: Denise J. Blakeslee *DJB*
Administrative Assistant

DATE: May 20, 2005

RE: May 26, 2005 Worksession

The May 26, 2005 Worksession will be held at **6:00 p.m.** in the Middle School Library. We will continue our work on the Zoning Ordinance Re-write.

Items on the Agenda include:

1. Signs
2. Waterfront District
3. Light Industrial
4. General Industrial
5. Dimensional Standards
6. Misc.

This will be our last worksession before we schedule an Open House for the Public in July. Please bring the most recent copy of the Zoning Ordinance along with your notes.

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

:djb

cc: Mitch Deisch, City Manager
City Council
Lee Trucks, DDA Member
Dave Carlson, DDA Member

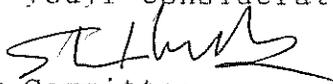
25 May 2005

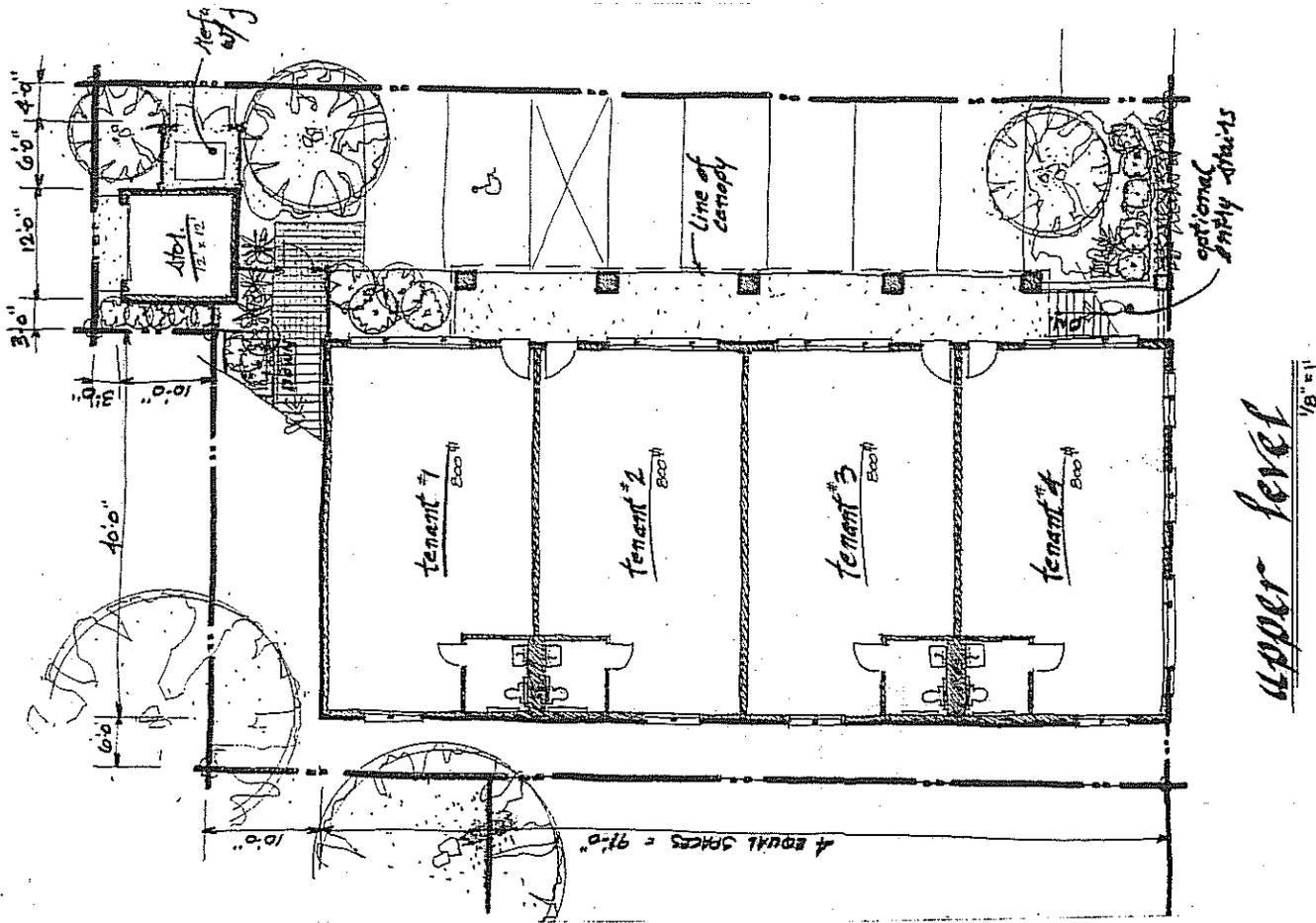
To: Sign Ordinance Committee
City of Manistee

After reviewing many of the signs in Historic Overlay District I would like to suggest the following items for your consideration:

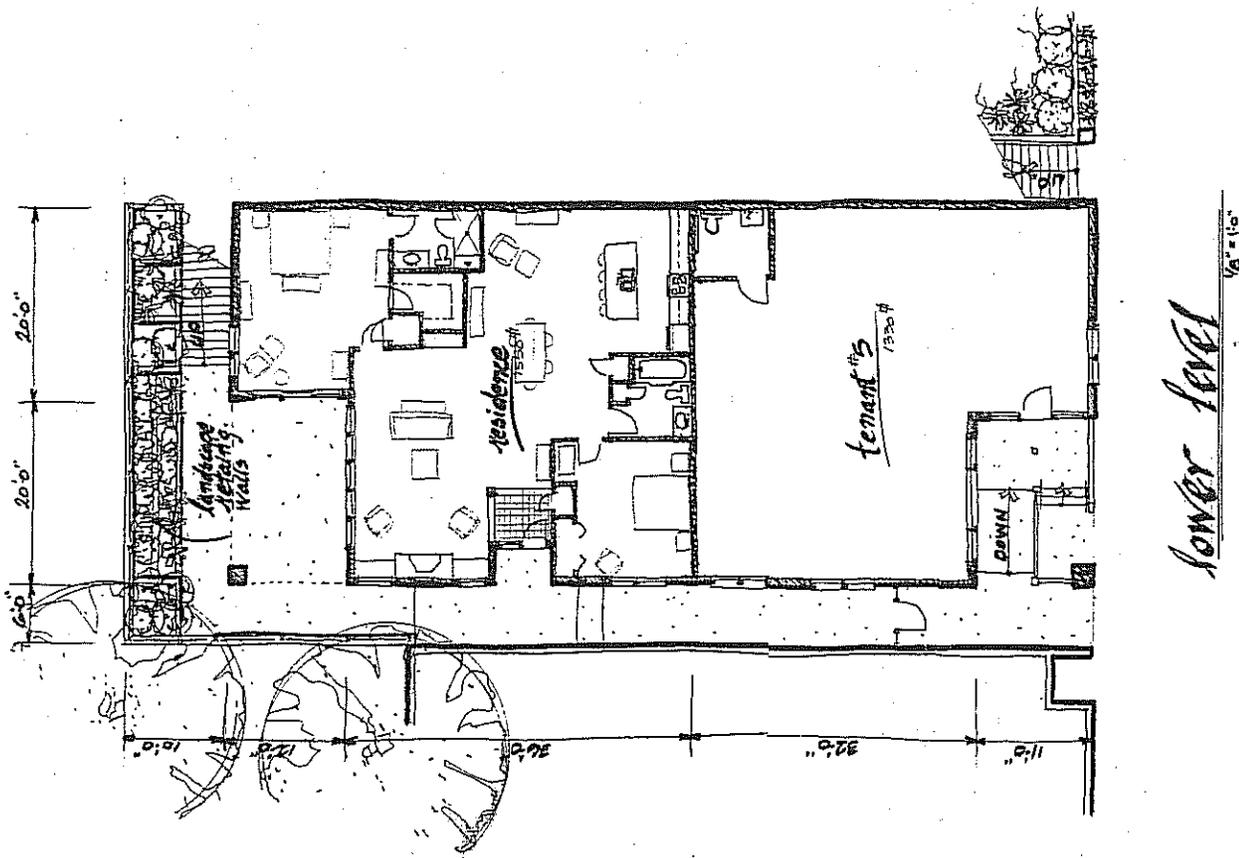
1. To double the sign permit fees for all permits applied for after the fact.
2. It has been policy to allow company/corporate logos on signs. Perhaps we might limit (as a percentage) the area a logo would cover or consider some other method of reducing the impact of non historic logos.
3. Explore the possibility of limiting neon signs in Victorian commercial windows - perhaps a distance back from the main facade glass.
4. Take a further look at sandwich boards.
5. In thinking about the standard Victorian sign cornice located over the primary entrance to a commercial business - this could be limited as a percentage of the total facade or it might be limited based on the width of the store front.
6. At present there are no requirements or guidelines requiring professionally designed signs - we have had cases where signs have been created by business owners using off the shelf materials from hardware stores resulting in poorly designed and unsightly signs.
7. There are no limitations regarding color co-ordination other than the colors be a traditional hue. This is a difficult area to regulate but it is also an area that receives the most criticism.

Thank you for your consideration of these concerns.

Steve Harold 
Design Review Committee
Museum Director



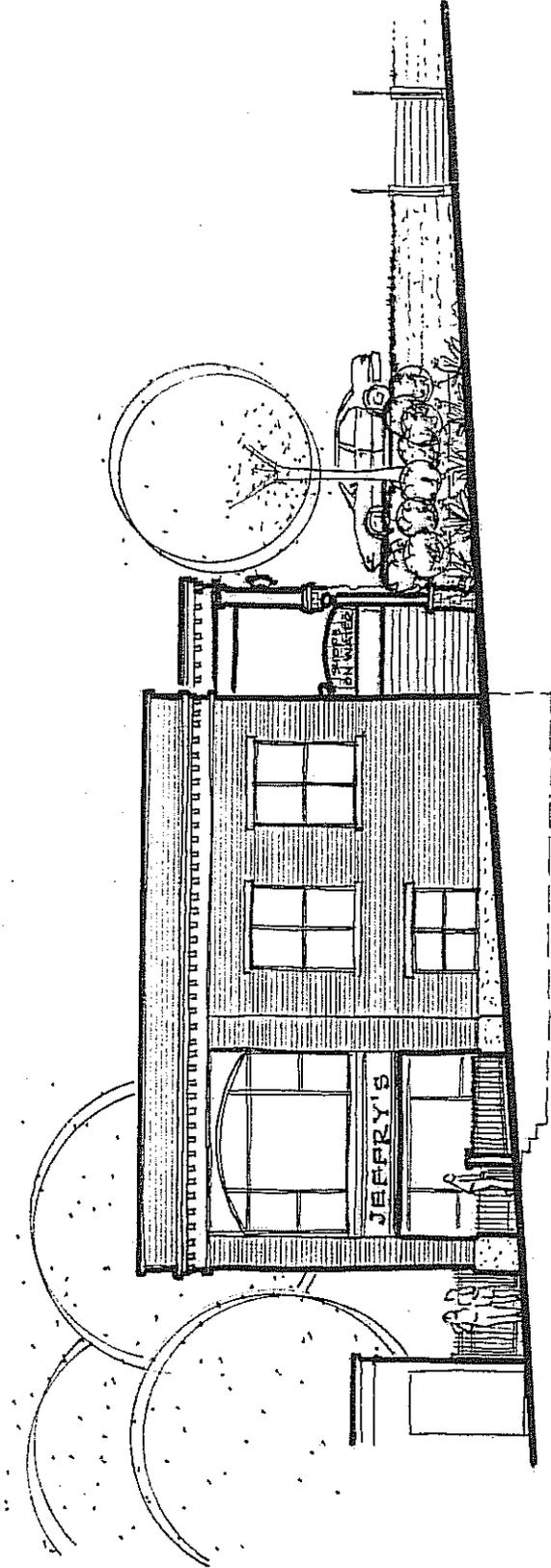
upper level
1/8" = 1'



lower level
1/8" = 1'

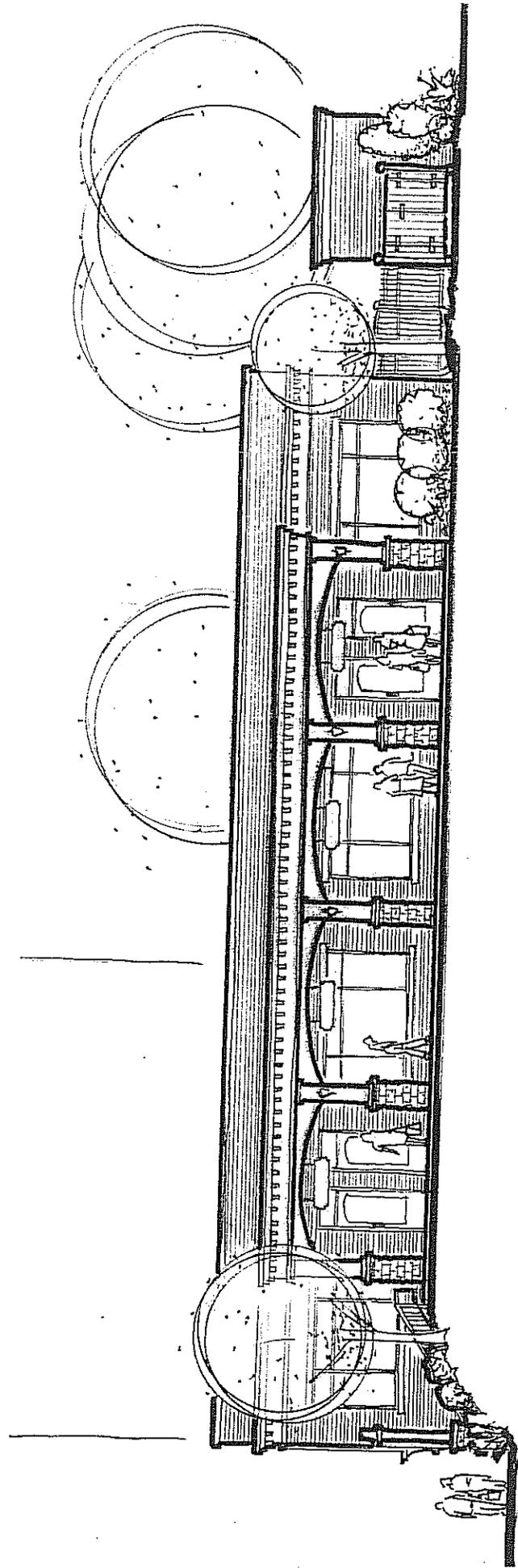
proposed new building
THE SHOPPES AT WATER
MAPLE AND WATER STREETS · MANISTEE, MI

Architect: C. Whittington
Architect: P.O.
304 Oak Street
Manistee, MI 49700
(616) 723-4105



West elevation

$\frac{1}{8}'' = 1'6''$



South elevation

1/8" = 1'-0"