

CITY OF MANISTEE PLANNING COMMISSION

WORKSESSION AGENDA

Thursday, September 22, 2005 - 6:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan

I Call to Order.

II Worksession Items:

1. Zoning Ordinance Re-Write
2. Other

III Adjourn.

All Planning Commission Meetings and Worksessions are open to the Public.

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions or decisions can be made during a worksession.

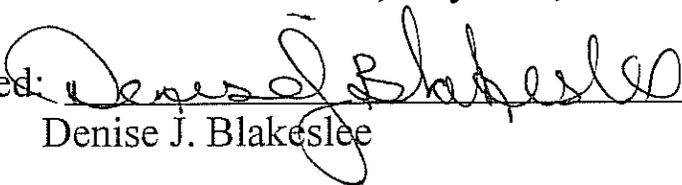
The Planning Commission does not take public comment during worksessions. The public is not allowed to speak, ask questions, or express opinions on items which are being discussed during the worksession.

PUBLIC NOTICE

The Planning Commission Worksession scheduled for on Thursday, September 15, 2005 has been changed to Thursday September 22, 2005. Worksessions are scheduled to begin at 6:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, MI 49660.

This notice was posted by Denise J. Blakeslee, to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:00 p.m., Tuesday, September 6, 2005 on the Bulletin Board, City Hall, 70 Maple Street, Manistee, Michigan.

Signed:


Denise J. Blakeslee

MEMO

TO: Planning Commissioners

FROM: Denise J. Blakeslee 
Planning & Zoning

DATE: September 15, 2005

RE: Worksession/The Lockwood Companies

We have our next worksession on Thursday, September 22, 2005 at 6:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Worksession

Williams and Works will be here to continue our work on the Zoning Ordinance Re-Write. Enclosed is a copy of a summary that they prepared from the comment sheets received from the Public Hearing.

The Lockwood Companies

We received a fax from The Lockwood Companies withdrawing their request (enclosed). We notified the people who signed the petition and spoke during the meetings about the withdrawal. With this notification the Members of the Traffic Study Sub-Committee will not need to meet.

Please let me know if you cannot attend the Worksession! Reminder our new number is 398-2805.

:djb



September 13, 2005

Mr. John R. Rose, Director
Community Development
City of Manistee
70 Maple St.
Manistee, MI 49660

VIA FACSIMILE: 231-723-1546

Dear Mr. Rose:

The Lockwood Companies would like to withdraw our proposal from further consideration by the City of Manistee Planning Commission and City Council. We feel that the proposal has too many obstacles to overcome. We appreciate the help you provided thus far.

If you have any questions you can reach me on my cell phone at 517-648-0606.

Sincerely,

The Lockwood Companies

A handwritten signature in black ink, appearing to read 'David M. Burns', written over a faint, larger version of the signature.

David M. Burns
Land Acquisition Manager

MEMORANDUM

TO: Jon Rose, Community Development Director
Manistee Planning Commissioners

FROM: Jay Kilpatrick, AICP and Lynée Wells, AICP

DATE: September 14, 2005

RE: Comments from Zoning Open House

This memorandum provides a summary of the comments of residents attending the Draft Zoning Ordinance Open House, which was held on August 24 in the Council Chambers at City Hall. The Open House was structured in two parts. First, Jay Kilpatrick gave a power point presentation summarizing the planning process and elements of the draft ordinance. Second, participants gathered around the room reading boards and maps, and engaging in informal discussions with Williams & Works staff, the Planning Commission, and Manistee Community Development staff. Over thirty people attended the event, and generally, comments were supportive and positive.

Comment sheets were provided to all attendees. Nine were returned. It is expected that additional comment sheets will be mailed or delivered directly to the Community Development office. Of the nine responses, seven people expressed that they felt very supportive of the plan, one person felt somewhat supportive and another felt somewhat opposed.

Generally, residents felt that the zoning ordinance was clear and understandable. They appreciated the flexibility for future development, and that the ordinance has been condensed from 17 to 10 zoning districts. One resident commented that the presentation was "beautiful", and that updating the zoning ordinance was a good idea.

Specific recommendations from residents to incorporate into the final draft of the zoning ordinance included:

1. Create a table that lists those uses restricted to key street segments
2. Add more residential in "industrial zone"
3. Review language on page 22.2, section 2203.c.2 on less vs. greater
4. Show the "Manmade Lake" on zone map
5. Eliminate the residential and light industrial interface areas unless a substantial landscape buffer is required and provided
6. Prohibit sand and gravel mine as a Special Land Use in the Light Industrial District (L-I). Also, prohibiting Auto Service Repair, Commercial Towers, Wind Energy Conservation

Systems, and Multi-family dwellings unless they are “upper end to fit with current property values.”

7. Reduce the height permitted in the L-I district. The height should be no higher than 2 stories to protect the viewshed.
8. Reduce the lot size requirement in the Low Density Residential district.
9. Add illustrations of building placement on a lot.
10. Reduce the size of the L-I area, and allow for more land to become R-1, especially closer to Lake Michigan.
11. Articles 8,9 and 10 do not address the need to restrict size of structures, particularly building height. Protecting views to the Lake is important.
12. Building width minimums of 20ft and a 1,000 square foot building area is too small in the R-1 district. The 500 square foot minimum building area is much too small in the R-3 district. There is a concern that such a small building envelope would allow manufactured homes.
13. Remove the following uses from the L-I district, Wireless Communication Towers, Convenience Stores, Eating and Drinking Establishments, Sand and Gravel Mine, and Wells.
14. Special uses in the L-I district allow Planned Unit Development, which could be multi-unit and low income. How would this affect our property values?

At the September 22 Work Session of the Manistee Planning Commission, we suggest addressing the following policy questions that have emerged through the Open House.

- ◆ Restricting the number of permitted uses in L-I
- ◆ Reducing building height in L-I or adding viewshed protection standards in all areas
- ◆ Reducing R-1 lot area requirements
- ◆ Discussing and deciding on limitations to the area and number of signs permitted in C-1
- ◆ Prohibiting or permitting electronic messaging boards