

CITY OF MANISTEE PLANNING COMMISSION

WORKSESSION AGENDA

Thursday, October 19, 2006 - 6:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan

I Call to Order.

II Worksession Items:

1. Zoning Ordinance Review
2. By-Law Update
3. Sub-Committees
4. Misc.

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.

Changes for New Zoning Ordinance

Tasks for the Ordinance Re-Write Committee

Article 5

Should have a section that indicates how view corridors/public view of view corridors should be addressed.

Pg 5-4 should be changed:

A. Language under chart should exclude "deck"

Pg 5-22 typo:

Section 531 should read Landscaping and Screening

Pg 13-1 should read:

Lower right hand corner should say City of Manistee NOT City of Niles

Article 16 - Light Industrial

Should Mine Sand and Gravel be removed?

Article 17 - General Industrial

Should Wells, Extraction be a Use by Right instead of a Special Use?

Should Adaptive Reuse be removed from General Industrial District? (No Residential)

Should Marina's in the General Industrial District not be allowed to have an Eating, Sleeping, and retail facilities?

Pg 18-18 should read:

E. Review Provisions and Zoning Districts Allowed. Except as provided in paragraphs C and D hereof, Communication Towers and their accessory equipment and shelters shall be considered a Special Use.

Pg. 18-38 should read:

7. All Marinas with 15 or more slips shall provide watercraft sanitary holding tank pump out services in accordances with Act 451 of 1994 (Part 301 of Inland Lakes and Stream Act).

Pg 21-5

Section 2102.E Erection of New Signs were Legal Nonconforming Signs Exist.

1 & 2 should be combined to reflect that any Nonconforming sign must be brought into compliance once a sign permit is required.

Page 21-6

Section 2103.H - should this include "future/proposed development site" signs?

Pg 21-7

Section 2104.G.7 should read: "A-frame" signs, as permitted and regulated in Section 2112.

PG 21-9

Should Golf Course & Nursing and Convalescent Homes be moved to Use Type 3 or 4?

Pg 21-10

correction on Chart should read 1.5 NOT 1.5%

Page 21-12

Section 2110 Use Type 5, Industrial

Should the W-F be moved into the Chart with C-1 so that the Industrial Uses can have a larger cumulative sign area?

Pg 22-3

Section 2203.E should include "Surveyor" as being allowed to prepare detailed site plan.

Pg 22-13

L. Should read "Projects proposed within three *hundred* (300) feet..."

MISC.

Where is waterfront setback? Example on Manistee River Channel?

Roof Pitch has been eliminated...should it be reinstated??

View Corridors

Key Street Segments

Other ?

As of October 12, 2006



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MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: October 12, 2006
RE: Planning Commission Worksession

Commissioners, we have a Worksession scheduled for Thursday, October 19, 2006 at **6:00 p.m.** in the Council Chambers.

This is the first worksession that we have had that we do not have any Planning Commission requests on the agenda. This will give us an opportunity to discuss several items that have been placed on hold due to the number of requests we have had since the new ordinance was adopted.

Zoning Ordinance Review

Please bring **your** copy of the Zoning Ordinance with you. We will be reviewing some of the corrections that we have found that need to be changed in the ordinance. Please review the enclosed list.

Some items the Ordinance Re-Write Committee still needs to develop language for.

By-Law Update

We will also like to talk about the proposed update to the By-Laws which has been on hold for almost a year and what we need to do to get them updated.

Sub-Committee's

We will also be discussing getting a schedule for sub-committees to meet. So you may want to bring your calendars with you.

See you at the worksession, please call if you are unable to attend!

:djb