

# CITY OF MANISTEE PLANNING COMMISSION

## WORKSESSION AGENDA

Thursday, November 20, 2008 7:00 p.m.  
Council Chambers, City Hall  
70 Maple Street, Manistee, Michigan

I Call to Order.

II Worksession Items:

1. Vertical Zoning
2. Planning Enabling Act - Number of Members on Planning Commission
3. 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.



PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546  
www.ci.manistee.mi.us

## MEMORANDUM

---

TO: Planning Commissioners  
DDA Members  
Dave Carlson  
Cyndy Fuller  
Lee Trucks

FROM: Denise Blakeslee 

DATE: November 14, 2008

RE: November Worksession

Commissioners, the City of Manistee Planning Commission Worksession will be held on Thursday, November 20, 2008 at 7:00 p.m. The Agenda and attachments are enclosed.

We will be discussing where we are with developing a Zoning Amendment for Vertical Zoning. I have prepared you (via a poor man's GIS) maps as follows:

**Existing uses** shows the uses that have River Street frontage from Cypress Street \*US 31) to Pine Street. These are color coded by the uses in our Zoning Ordinance. I also indicated private parking areas and public parking areas on the map.

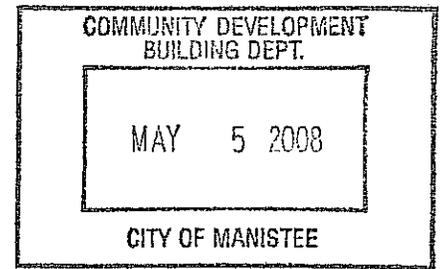
**As proposed by W&W.** This map codes the buildings as permitted or requiring a Special Use Permit as proposed by Williams and Works. Vacant buildings are color coded also.

**Existing Second Floor Use.** This map indicate if the building is a one story building, if the building already has apartments, if there is a second floor that is vacant or used for storage, and if there is a commercial use on the second floor.

We will discuss the maps at the Worksession where members of the DDA have been invited to discuss Vertical Zoning with us.

If you are unable to attend please call me at 398-2805. See you Thursday!

:djb



## MEMORANDUM

**TO:** Jon Rose, Director  
City of Manistee Department of Community Development

**FROM:** Michael Clark, Planner

**DATE:** May 2, 2008

**RE:** Vertical Zoning, Definition of Parcel, and Condominium Regulations

---

This memo is in response to the discussions regarding vertical zoning and the definition of parcel and its relationship to condominium regulations.

**River Street Uses Description of Problem:** The purpose of the draft would be to encourage a vibrant, pedestrian friendly retail corridor on River Street by limiting uses that front the street to retail, eating and drinking, and entertainment uses.

After reviewing the permitted land uses within the C-3 Business District, we suggest that the following uses be subject to further regulations when fronting River Street:

- Medical Dental Office
- Professional Office
- Professional Service Establishment
- Financial Institution

These uses generally would not generate the desired pedestrian traffic along River Street and may actually act as a deterrent for pedestrians to continue past when they are at street level. Additionally, 'Studio for the Performing and Graphic Arts' should be a permitted use, especially noting that these can also often have a related retail or entertainment component to them. For example, an artist making pots, painting, drawing, or similar creation of a tangible product may be an entertainment draw and would likely produce items for retail purchase.

To address this, we propose language similar to the restrictions governing adaptive reuse, which restricts the types of uses within the first 25 feet of depth along the River Street frontage of the building. This would still allow office uses on the same floor; however, they would not have a negative impact on the pedestrian street environment. With this approach, all other uses would be permitted elsewhere in the district and on upper floors along River Street.

Jon Rose, City of Manistee

May 2, 2008

Page 2

Another related discussion point was the potential of residential dwellings along the riverfront. Residential uses are not desirable on River Street and are not permitted. However, as in Section 1832(3) regulating multiple family dwellings, walkout units along the riverfront could be appropriate if privacy could be assured.

**Ordinance Re-Write Committee  
Meeting of November 12, 2008  
11:00 a.m. in Conference Room**

Members Present: Linda Albee and Harlo Haines

Members Absent: Tony Slawinski

Others: Denise Blakeslee and Jon Rose

Reviewed "To-Do List" prioritized each item.

*View Corridors* - Discuss areas that were observed during the bus tour and determine how to proceed. - Medium Priority

*Condominiums* - Reviewed draft language from Planner of Record. Jon Rose to call to clarify about applying to districts. - Finalize document for Worksession and Public Hearing.

*Use Type 5, Industrial Signs* - Discuss at future date - Low Priority

*Sidewalks/Walkways* - Education of Community with assistance from Non-Motorized Transportation Committee - Medium Priority

*Review Key Street Segments vs Zoning Map* - Item will need to be discussed at a Worksession in the future. Also discuss the Peninsula Area - High/Medium Priority

*Wind Energy Ordinance* - Need to review existing language in ordinance - High/Medium Priority.

*Adaptive Reuse Section 1208.2.a "The building shall be consistent in scale and exterior materials with nearby existing buildings."* - Review to determine what impact this item has on the existing buildings that are larger in size than other buildings in the neighborhood. i.e. Washington School - Low Priority

*Vertical Zoning* - New maps have been prepared for the Committee's review. The map shows if the property is vacant, has a permitted use, a use that would require a Special Use. This reflects the proposed change to the ordinance that Williams and Works has proposed. E-mail has been sent to Cyndy Fuller, Lee Trucks, and Dave Carlson (DDA members) requesting them to come to the November 20, 2008 Worksession - Highest Priority

Meeting Adjourned at 12:40 p.m.

Respectfully Submitted

  
Denise J. Blakeslee, Recording Secretary  
City of Manistee Planning Commission



PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546

## MEMORANDUM

---

TO: Ordinance Re-Write Committee Members  
Linda Albee  
Harlo Haines  
Tony Slawinski

FROM: Denise Blakeslee

DATE: November 6, 2008

RE: Information for Next Meeting

We will be scheduling an Ordinance Re-Write Committee Meeting after our November 6, 2008 Meeting. In an effort to give you information in a timely manner I have prepared your packets to give to you at the meeting.

We will be discussing where we are with developing an amendment for Vertical Zoning. I have prepared you (via a poor man's GIS) maps as follows:

**Existing Uses** shows the uses that have River Street frontage from Cypress Street (US 31) to Pine Street. These are color coded by the uses in our Zoning Ordinance. I also indicated private parking areas and public parking areas on the map.

**As proposed by W&W.** This map codes the buildings as permitted, requiring a special use permit, vacant as proposed by Williams and Works.

**Existing Second Floor Use.** This map indicates if the building is a one story building, if the building already has apartments, if there is a second floor that is vacant or used for storage, and if there is a commercial use on the second floor.

Please review the maps and remaining documents so we can discuss them at our meeting that will be scheduled next week. This will give me time to compile information for the Worksession we have on November 20<sup>th</sup> where members of the DDA have been invited to discuss Vertical Zoning with us.

As always, thank you for your dedication to our community!

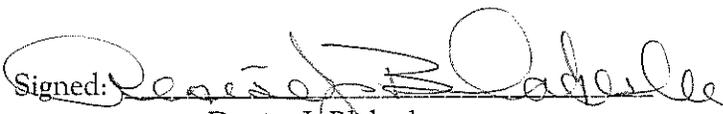
:djb

# NOTICE OF Meeting of the Ordinance Re-Write Committee

The Ordinance Re-Write Committee (Sub-Committee of the Planning Commission) will meet on Wednesday, November 12, 2008 at 11:00 a.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

All meetings are open to the public.

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. Friday, November 7, 2008 on the bulletin board at the south entrance to City Hall.

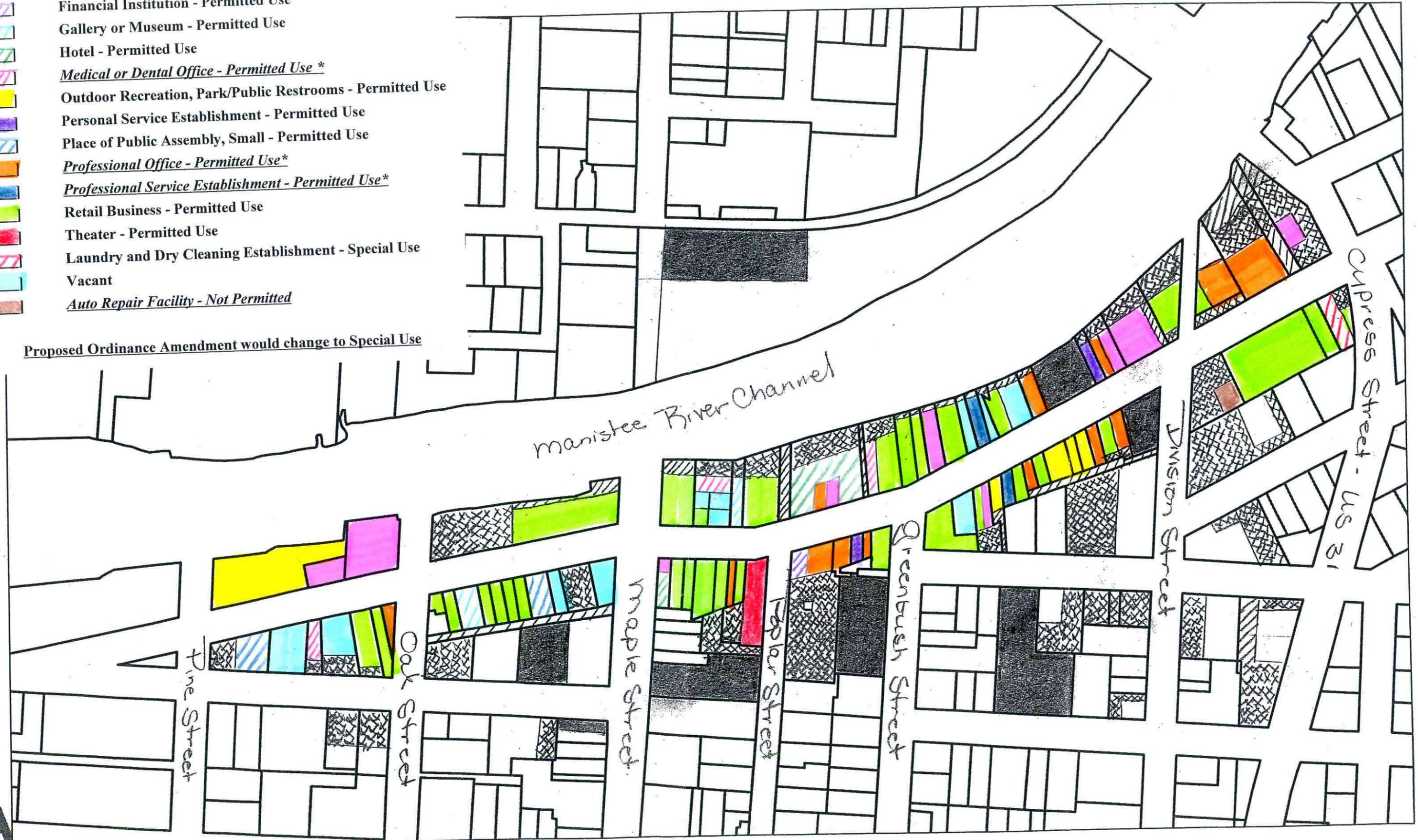
Signed:   
Denise J. Blakeslee

# Vertical Zoning

Current Use - River St

-  Eating & Drinking Establishment - Permitted Use
-  Financial Institution - Permitted Use
-  Gallery or Museum - Permitted Use
-  Hotel - Permitted Use
-  *Medical or Dental Office - Permitted Use \**
-  Outdoor Recreation, Park/Public Restrooms - Permitted Use
-  Personal Service Establishment - Permitted Use
-  Place of Public Assembly, Small - Permitted Use
-  *Professional Office - Permitted Use\**
-  *Professional Service Establishment - Permitted Use\**
-  Retail Business - Permitted Use
-  Theater - Permitted Use
-  Laundry and Dry Cleaning Establishment - Special Use
-  Vacant
-  *Auto Repair Facility - Not Permitted*

\* Proposed Ordinance Amendment would change to Special Use



# Vertical Zoning Proposed w/EW Language



Permitted Use  
Special Use  
Vacant

Manistee River Channel

Pine Street

Oak Street

Maple Street

Poplar Street

Greenbush Street

Division Street

Cypress Street - US 31

Vertical Zoning Existing Second Floor Uses

- Single Story Building
- Apartments
- Second Floor - Vacant/Storage
- Commercial Use on Second Floor

