

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, February 6, 2014
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the February 6, 2014 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the January 3, 2014 meeting Minutes.

V Public Hearing

VI Public Comment on Agenda Related items

VII New Business

PC-2014-02 - Custom Rocket Structure/Rotary Park Play Area – Douglas Park/First Street Beach

A request has been received from the City of Manistee for a Land Use Permit for the Custom Rocket Structure/Rotary Park Play Area.

At this time the Planning Commission can take action to approve/deny the issuance of a Land Use Permit for the Custom Rocket Structure at Rotary Park Play Area.

VIII Old Business

Master Plan Update

Staff will discuss with the Planning Commission work that still needs to be done on the Master Plan Update.

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff/Sub-Committee Reports

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment



City of Manistee Planning & Zoning Administrator



MEMORANDUM

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www.manisteemi.gov

TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning

DATE: January 29, 2014

RE: February 6, 2014 - Planning Commission Meeting

Commissioners, the next meeting of the Planning Commission is Thursday, February 6, 2014 at 7 pm in the Council Chambers. We have two items on the agenda:

New Business

PC-2014-02 - Custom Rocket Structure/Rotary Park Play Area – Douglas Park/First Street Beach - A request has been received from the City of Manistee for a Land Use Permit for the Custom Rocket Structure/Rotary Park Play Area.

Old Business

Master Plan Update - Staff will discuss with the Planning Commission work that still needs to be done on the Master Plan Update.

Please let me know if you are unable to attend the meeting. See you Thursday!

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

January 2, 2014

A meeting of the Manistee City Planning Commission was held on Thursday, January 2, 2014 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Bill Dean, Ray Fortier, Mark Wittlieff, Roger Yoder

Members Absent: David Crockett (excused), Marlene McBride (excused)

Others: John Beach (310 Fifth Street), Ed Seng (448 E. Kott Road/200 River Street), Kathy Morin (AES), Mitch Deisch (City Manager), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Bill Dean that the agenda be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Dean, Fortier, Wittlieff, Yoder
No: None

Commissioner Barry entered the Meeting.

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Mark Wittlieff that the minutes of the December 5, 2013 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Dean, Fortier, Barry, Wittlieff, Yoder
No: None

PUBLIC HEARING

Chair Yoder opened the Public Hearing at 7:04 pm

PC 2014-01 Renaissance Painting Plus and Property Management LLC – Special Use Permit, Duplex

A request has been received from Renaissance Painting Plus and Property Management LLC for a Duplex at 354 First Street.

John Beach, 310 Fifth Street presented the case to the Planning Commission. Mr. Beach is requesting approval for his request for a Special Use Permit for the home at 354 First Street to be a duplex. The home was previously a duplex, but was not registered and meets all of the requirements of a duplex. He has purchased 14 homes in Manistee and has spent \$700,000 upgrading them. He purchases most of the materials locally. He buys homes, guts and refurbishes them. He wants nice homes and upgrades the electrical, roof and meets all building codes. This building is ready to go except for the upstairs that they are waiting for approval before finishing.

Denise Blakeslee, Planning & Zoning Administrator – The request is for a duplex in the C-3 Central Business District. In the C-3 District there is no requirement to provide off street parking, but the applicant has shown on the site plan that there is room for four off street parking spaces. The proposal is to convert a single family home that was setup as a duplex in the past back into a duplex. The conversion will not alter the size of the building and currently there is more than 500 sq. ft. of living space on each floor (unit). The applicant is not changing any of the existing lighting on site, but staff has discussed with them the requirements if lighting were to be changed in the future. She received an email from Director of Public Safety Dave Bachman who had no objections to the request.

Chair Yoder opened the hearing for public comments – no comments from the public in attendance.

Chair Yoder asked if any correspondence had been received in response to the request.

E-Mail from Gary L. Patulski was read into the record (attached).
The applicant included a letter that was signed by six people who lived on First Street which Chair Yoder Read into the record (attached).

There were no more additional comments; the Public Hearing was closed at 7:14 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC 2014-01 Renaissance Painting Plus and Property Management LLC – Special Use Permit, Duplex

A public hearing was held earlier in response to a request from Renaissance Painting Plus and Property Management LLC for a Special Use Permit to allow the existing building at 354 First Street to be converted into a duplex.

Staff drafted a resolution to approve and a resolution to deny the request for the Planning Commission to use for their deliberation.

Commissioner Wittlieff expressed his concern about the number of rentals in the community.

MOTION by Ray Fortier, seconded by Bill Dean to adopt a resolution to approve the request from Renaissance Painting Plus and Property Management LLC for a Special Use Permit for a Duplex at 354 First Street as submitted with application PC-2014-01

With a Roll Call vote this motion passed 4 to 1.

Yes: Dean, Fortier, Barry, Yoder
No: Wittlieff

Sub-Committee Appointments

According to the By-Laws of the City of Manistee Planning Commission the Chair will appoint members of the Planning Commission to serve on Sub-Committees of the Planning Commission and one member who shall serve on the Zoning Board of Appeals.

EXECUTIVE COMMITTEE (Chair, Vice Chair, Secretary)/ ORDINANCE RE-WRITE COMMITTEE

Members of this committee will assist in reviewing the Zoning Ordinance for areas that need to be changed and/or updated and if needed review Zoning Ordinance Amendments with the City Council Ordinance Review Committee. *Meet as needed*

Chair Yoder appointed: **Marlene McBride – Secretary, Ray Fortier - Vice Chair, Roger Yoder - Chair**

MASTER PLAN REVIEW COMMITTEE/GREEN INITIATIVE - AD HOC COMMITTEE

Members of this committee will be responsible to keep current with new trends/changes that are going on in the community that could impact the Master Plan and will review Green Initiative programs for the City of Manistee. These programs could include wind, solar and alternative energy programs that would benefit the community. *Meet as needed*

Chair Yoder appointed: **Bill Dean, Marlene McBride, and Mark Wittlieff**

SITE PLAN REVIEW/ SUBDIVISION COMMITTEE

Site Plan Review Committee – Needed for Medium Site Plans for new construction; the Zoning Administrator has the option to forward requests to the Committee. Committee Review required for Planned Unit Developments. Subdivision Committee - This committee is required under section 1242.03 of the Code of Ordinances. *Meet as needed*

Chair Yoder appointed: **Bill Dean, Mark Wittlieff, and Roger Yoder**

Chair Yoder appointed 2 Alternates: **Maureen Barry and Dave Crockett**

One member of the Planning Commission will be appointed as the **Planning Commission Representative on the Zoning Board of Appeals**. Chair Yoder appointed **Ray Fortier**.

By Law Review

According to the By-Laws of the City of Manistee Planning Commission the commission shall annually review their By-Laws at the regularly scheduled meeting in January.

Members received copies of the By-Laws in their meeting packets. No Changes were made to the By-Laws.

Master Plan Review

Under Section 125.3845, Sec. 45 (2) "At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission."

Motion by Maureen Barry, seconded by Ray Fortier that the Planning Commission will continue their work on rewriting the City of Manistee Master Plan

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlieff, Dean, Fortier, Barry, Yoder
No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Ed Seng, 448 E. Kott Road/200 River Street – Mr. Seng spoke to the Commission about his property at 200 River Street on the Peninsula. He has approached City Council about the Development Agreement he entered into with the City and change in Zoning for his property. He has had studies done on the property and there are no Developers interested. It does not work.

The development of the property will not happen in the near future and the best use of the property is to let him start shipping again. He has a company in the U.P. that he was shipping logs to until he was shut down. This would create 2-3 jobs and have impact on 200 jobs. He needs to go back to work. And has contacted various companies to bring new business to the peninsula and may be able to utilize the old Century Boat Property. He cannot dredge at the Century Boat location. He wanted to let the Commission know what was going on. He wants to get things in place by this spring. City Council will be discussing Mr. Seng's desire to re-open his shipping business at their Worksession on January 14, 2014. He would like a temporary permit for his business.

Commissioner Dean wanted to know the impacts these proposed uses would have on the area and the water. Commissioner Dean is a retired toxicologist and wants to see reports on environmental impacts.

Staff explained the process for amending the Zoning Ordinance and the time frame for an amendment which averages between 3 – 4 months and the requirements for notification, Public Hearing Process, Council Ordinance Review, and two readings at council.

Kathy Morin, AES Director – Ms. Morin gave the Commissioners a copy of “An overview of the types of activities AES staff and consultants are working on for 4th Quarter, 2013” (attached). Ms. Morin highlighted some of the developments and spoke of the impact developments have on adjoining municipalities. She said that there are positive things happening in Manistee. There is a lot of work spent on things that may not always have the same impact a new building will have, but the installation of utilities are necessary for communities.

Mitch Deisch, City Manager – Mr. Deisch spoke to the Commission about the Development Agreement that Mr. Seng, Reith Riley and the City entered into. Reith Riley would not have purchased Mr. Seng’s property if a Renaissance Zone was not created giving them the tax incentives necessary for the development of their Asphalt Transfer Station. The Neighborhood Revitalization Action Plan for the Manistee Peninsula and removing the Industrial/Shipping off the Peninsula justified the creation of the Renaissance Zone for Reith Riley. Significant tax incentives in the form of a Renaissance Zone was provided to Reith Riley based upon removal of industrial uses on the Peninsula.

The question that needs to be asked is “Does the Neighborhood Revitalization Action Plan for the Manistee Peninsula make sense?”

Mr. Seng’s request for a Temporary permit to reopen his business does not work. The Zoning Ordinance would need to be amended. If the ordinance were amended, if the City decided to remove the use at a later date it would create a pre-existing Legal Non-Conforming Use that would run with the property.

Mr. Deisch also spoke of Michigan’s Mathieu-Gas Home Improvement Act for routine careful maintenance and minor improvements to residential properties. The complete renovation of a property would not be eligible under the Mathieu-Gas Act. He also spoke of the Neighborhood Enterprise Zone program that provides tax incentives for the development and rehabilitation of residential housing. These NEZ’s would need to be designated.

Mr. Seng gave a copy of the information that he presented to City Council for staff to copy for the Planning Commissioners. This item will be on the Planning Commission worksession on January 16, 2014 for further discussion.

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Updated copies of the City of Manistee Community Visioning Summary were handed out to the members. Copies of the recently released

American Community Survey (ACS) Demographic and Housing Estimates; Selected Housing Characteristics; Selected Economic Characteristics; Selected Social Characteristics in the United States were given to members. This information was found in a link on the Northwest Michigan Council of Governments December 2013 Newsletter. She also spoke of seminars that are being scheduled for the upcoming year.

MEMBERS DISCUSSION

Chair Yoder congratulated Commissioner Fortier on the newspaper article in the Ludington Daily News that spoke of his volunteer work at the Museum.

The Planning Commission will hold a Worksession on January 16, 2014

The next regular meeting of the Planning Commission will be held on Thursday, February 6, 2014.

ADJOURNMENT

Motion by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:05 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Denise Blakeslee

From: Gary Patulski <gpatulski@yahoo.com>
Sent: Sunday, December 29, 2013 10:13 AM
To: Denise Blakeslee; Colleen Kenny; Chip Goodspeed; Catherine Zaring; Ed Cote; Eric Gustad; Mark Wittlief; Mitch Deisch; Robert Hornkohl
Subject: Planning meeting

December 29, 2014

Dear Planning Commission and City Council:

Please read this at the January 2, 2014 Meeting and record it in the minutes.

The home at 354 First Street was a deteriorating house that sold for \$25,000. The condition of the house was so poor it did not qualify for any type of financing. This story is similar to so many other homes throughout the City of Manistee, which are run down, in need of repair or should be demolished. It is a sad reflection on Manistee that a house is sold for \$10.36 per SF and when business people make statements of property being worthless and that the City's 2008 commercial and residential plans are laughed at by developers.

For the house at 354 First Street, however, there may be hope. Someone is interested in investing money in the property.

Not only should this project be approved, the City of Manistee should give property tax incentives to all property owners who make improvements to their property. No tax on the value of the improvement for 7 years. It would be a win-win for 1) property owners, 2) local contractors, and 3) the City. It is long past due that the Planning Commission and City Council take serious action to turn Manistee around.

The City Planning Commission and Council need to ask themselves why so many houses in the City are in such poor shape. It is pretty easy to conclude it is due to a lack of jobs in the area. City Management has not helped in this area. How many opportunities for new jobs in Manistee have been turned down? However, with jobs and tax incentives, how many homes could be improved to make the city attractive to others, not only in the Council specific designated areas but through-out the city? It is time for the City Management to start taking some initiative, on their own, instead of waiting on the State of Michigan for direction and funding for everything. That is true leadership. That is the leadership residents are expecting to see in 2014.

Approve the special use permit for 354 First Street, work on tax incentives for home improvements throughout the city, and immediately work on closing the Seng deal for jobs.

Sincerely,

Gary L. Patulski

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RENAISSANCE PAINTING PLUS & PROPERTY MANAGEMENT LLC



December 5th, 2013

To whom it may concern, we the owners of Renaissance Painting Plus & Property Management LLC want to upgrade our home at 354 1st street and we would also like to petition the city for our duplex permit. This has been a duplex since the 1940's and we would love to get it back to the duplex it is set up to be. We would greatly appreciate if you neighbors as a community would help us to do this to our house. We are trying to upgrade this house for not only us but the community around it, this house has sat empty for sometime. If we could get everyone signature it would mean a great deal to us. Thank you for your time and patience with us.

Name	Address	Signature
1. <u>Barbara Patterson</u>	<u>357 First St.</u>	<u>Barbara Patterson</u>
2. <u>John Veach</u>	<u>384 First St</u>	<u>John Veach</u>
3. <u>Amy Garrison</u>	<u>362 1st St</u>	<u>Amy Garrison</u>
4. <u>Richard Morris</u>	<u>357 1st St</u>	<u>Richard Morris</u>
5. <u>Jean Smith</u>	<u>353 1st St.</u>	<u>Jean Smith</u>
6. <u>Melissa Willard</u>	<u>332 1st St</u>	<u>Melissa Willard</u>
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____



*An overview of the types of activities AES staff and consultants
are working on for 4th Quarter, 2013*

JOBS: Retaining, Expanding and Attracting Businesses and Jobs

- Coordinating multiple sources of financial, marketing, permitting and other assistance for a \$15 million investment to renovate and reopen Portage Point Inn, which will result in significant job creation and economic impact for the region.
- Providing services to support capital formation and business planning for small businesses in Manistee County with a Small Business Technology and Development Center (SBTDC) representative housed with AES (shared with Benzie County through the NWMCOG).
- Secured funding to establish agriculture innovation district encompassing the Lakes to Land Region to further develop agriculture initiatives in areas that have identified it as a priority.
- Developing comprehensive economic development and marketing resource guides for Manistee County. "Live" and "Work" will complement the "Visit" guide being published by the Manistee County Visitors Bureau. While the Visitors Bureau guide will be available in December 2013, our materials should be available early 2014, with an accompanying collaborative website available mid-2014.
- Coordinating all forms of development assistance for two potential new Manistee manufacturers, including meeting with DEQ's Air Quality Division in Lansing and discussions with MEDC on possible financial assistance.
- Continuing to offer/provide support for development of new Meijer store as needed.
- Participation with the Manistee Main Street/DDA Economic Restructuring Committee to help strengthen business development in downtown Manistee.
- Initiated process to develop plan and capital base for entrepreneur with two highly marketable products with demonstrated market appeal.
- Hosted a day-long meeting with economic development specialist from the Michigan Department of Agriculture and Rural Development to meet with local growers and value added production companies to discuss expansion opportunities, workforce development, and barriers to growth and employment.
- Participation with the County Brownfield Redevelopment Authority.
- Working with the City of Manistee and a private developer with the River Parc Condo development for several programs including MSHDA rental rehabilitation, MEDC CDBG blight elimination and a brownfield redevelopment plan.

INFRASTRUCTURE: Developing infrastructure to support community & economic development

- Facilitating process for Manistee Township, Little River Band of Ottawa Indians, City of Manistee, and Manistee County to develop/expand municipal sewer and water capacity along the US 31 North Corridor.
- Collaborating with Filer Township Board of Trustees and Filer Township DDA Board to develop strategy for sewer development along the US 31 South Corridor, and assist the DDA in developing an approach to secure DDA management assistance.
- Assisting Onekama Township in request for qualifications proposals to develop sewer to Portage Point Inn as part of the Inn's redevelopment, and also on behalf of Arcadia Township to complete a municipal sewer plan and design. Also facilitated initial consultant meetings to develop definitive work plans and budgets.
- Facilitation and development of the first Manistee County Board of Commissioners Strategic Plan underway.
- Partnering with over 40 local, state, regional and federal organizations and agencies to expand "Explore the Shores" to make Manistee County a destination for people of all ages, needs and abilities to access and enjoy water resources.
- Announced release of several master plans through Lakes to Land Initiative to the 63-day comment period.
- Support of the Great Start Collaborative and early childhood education including partnering with Manistee ISD to house the co-coordinator position with AES.
- In cooperation with the Manistee County Community Foundation, development of the Manistee College Access Network program.
- Completed the first Harbor Commission Strategic Plan for the City of Manistee.

RESOURCES: Securing resources to implement community & economic development strategies

- Managing/supporting grants that support master plan and recreation plan implementation with developments at Little Manistee Weir in Stronach Township; First Street Beach in the City of Manistee; Village Campground in the Village of East Lake; Village Park on Portage Lake in the Village of Onekama; Langland Park on Lake Michigan in Onekama Township; Grebe Park on Arcadia Lake and Township Park on Lake Michigan in Arcadia Township.
- Secured funding to develop common zoning language for municipal units in the Lakes to Land Regional Initiative, which has already assisted with 20 local planning commission representatives with taking MSU Extension's Citizen Planner course.
- Working in conjunction with the Historic Vogue Theater of Manistee Board capital campaign committee to complete the \$2.4 million needed to reopen Vogue Theatre. Developed funding requests involving major foundations and philanthropic interests.
- Organized event around MEDC grant of \$500,000 to support Vogue restoration and dedicating the "Pure Michigan" stage at the theatre involving MEDC CEO Mike

Finney, with a special meeting after to provide an overview of community and economic development activities in Manistee County.

- Assisted Onekama Township, Village of Bear Lake and Arcadia Township in completing DEQ SAW grant applications seeking funds to either implement or develop watershed plans for Portage Lake Watershed, Greater Bear Watershed and Bowens Creek (Arcadia Watershed).
- Sought MDARD funding that would provide final capital infusion to start all operations of the Manistee Community Kitchen's Iron Works Café project.
- Sought MDARD funding to support integration of agriculture into professional development for science and math teachers countywide, viewed as an important step toward addressing agriculture/workforce development issues.
- Secured \$30,000 DEQ Coastal Management Program grant to support the Arcadia/Pierport watershed plan development.
- Collaborated with Grand Traverse Regional Land Conservancy in developing an approximately \$200,000 implementation grant application to DEQ to implement the Greater Bear Watershed Plan.
- Coordinated collaborative effort toward multi-phase development plan for Village of East Lake.
- Met with MDARD on new funding initiative. Expect to seek \$200,000 grant related to agriculture/workforce development, directly related to existing grower/producer needs.

NOTE:

This list of activities is not inclusive of all current efforts, however it provides a general overview of the types of projects and programs being utilized to strengthen our communities and grow our economic base.

AES works closely with and facilitates connections to various resources and agencies such as USDA Rural Development, Michigan Department of Transportation (MDOT), Michigan Department of Agriculture and Rural Development (MDARD), Michigan Economic Development Corporation (MEDC), Michigan Department of Treasury, Michigan Department of Environmental Quality (DEQ), Michigan Department of Natural Resources (DNR), Great Lakes Fisheries Trust, Mott Foundation, Oleson Foundation and more.

CONTACT:

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Executive Director, Alliance for Economic Success
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kathy@allianceforeconomicsuccess.com

Updated December 12, 2013

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CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

January 16, 2014

NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, January 16, 2014 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Worksession was called to order at 7:04 by Chair Yoder

Roll Call:

Members Present: Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: None

Others: Denise Blakeslee (Planning & Zoning Administrator), Mitch Deisch (City Manager), Ed Seng (200 River Street), Steve Blank, Kathy Morin (AES), Dr. Bob Mattice, Eric Gustad (1014 Engelmann Street) and others

PENINSULA ZONING:

The Planning Commission in response to correspondence received from Mr. Ed Seng at the January 2, 2014 meeting discussed the Zoning on the Peninsula and the Neighborhood Revitalization Action Plan – Manistee Peninsula.

Staff gave a PowerPoint presentation to the Planning Commission (this is the same presentation that was made to City Council on Tuesday, January 14, 2014). The Planning Commission reviewed the Future Land Use Map, General Industrial, Residential/Commercial Mixed-Use Redevelopment District (Peninsula Area), Waterfront Overlay Districts/Manistee Lake Front Overlay sections of the Future Land Use Portion of the current Master Plan. Staff prepared an aerial photo that showed all of the properties, owners and frontage on Manistee Lake in the General Industrial District and the Consumers property in the Waterfront District where Shipping is a use by right.

Ed Seng spoke to the commission about his desire to reopen his shipping business. The property does not have any value as a development site; the value is to use it as a shipping facility.

Dr. Bob Mattice said the zoning on the Peninsula was incorrect.

Steve Blank spoke to the commission about a steel manufacturing plant that he wants to bring to the area and that having more than one shipping facility in the area makes it more competitive.

City Manager Mitch Deisch spoke to the commission about their function to look at the long term vision for the community; how the location of a facility (be it in the City or adjoining township) is not as important as obtaining jobs; about tax incentives and the development agreement/zoning; the agreement was a three party agreement and need attorney to review for any impacts to the third party (Rieth Riley).

Discussion about having a study that would look at the shipping use/residential use and other uses on the peninsula and the impact of reopening a shipping facility; the impact that more than 5 trucks a day would have on the infrastructure; how more information would be needed.

Kathy Morin from AES said she may have some resources to assist with the process. She spoke of the current \$15 million dollar redevelopment project at the Portage Point Inn; the owner may be able to assist in finding a resource to evaluate the development potential of the property. She spoke of the need to do due diligence and to have all the facts before making a determination.

Correspondence was received from former Planning Commissioner now Councilman Eric Gustad relating to the issue (attached).

No action can be taken at a worksession. The worksession was held to inform the Planning Commission about the status of the request. City Council would need to amend the Agreement to allow a shipping facility. The Zoning of the property is moot unless the agreement is amended. Mr. Seng has the right to ask to amend the ordinance at any time.

ADJOURNMENT - The Worksession adjourned at 8:25 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Council Members, City Staff, and Concerned Citizens,

I have been doing a lot of research, evaluating, and a significant amount of thinking about the peninsula development agreement. Here are some of my thoughts that I wanted to share with you...

1. The first and most important point I would like to make is I am 100% behind economic growth in our community. Whether that growth is commercial, industrial, agriculture, professional, recreational, hospitality or any other development that allows us to thrive as a community I will support it. However, with that being said I also believe that growth should be well planned, thought out thoroughly, fully explored, and align with our Strategic Goals and Master Plan. There is a reason for Planning and Zoning to exist in communities like ours. It helps prevent decisions that are not well thought out just on the hopes that we might add a few jobs. I know all too well that our community could benefit from a few new jobs but that doesn't mean we should make rash decisions or decisions that could negatively impact the community for many years to come. The Master Plan, Planning and Zoning, and Strategic Goals help us make decisions that balance development opportunities. For instance what could be the impact to other industries if we jump into changing zoning for the peninsula district? What affect will it have on boating, fishing, tourism, infrastructure, traffic, safety, the other residence and businesses on the peninsula? Again I support jobs creation and growth but we owe it to the citizens of this community to make decisions that are in the best interest of the entire community not just a couple of potential business and property owners. We don't want to attract new business at the cost of losing existing business. Now again, I don't want put up road blocks or over regulate to scare businesses away. I want to attract and retain and help grow businesses that have long and enduring sustainability. And to do this we need to consider all the options and all the people that may and will be affected by our choices. We owe this to the citizens!!!
2. The second point I would like to make is that the development agreement was entered into in good faith by the City, Reith Riley, and Mr. Seng. This agreement was not forced on anyone. This agreement benefited people individually, Reith Riley as a business, and the community. And although the City will benefit from Reith Riley being a part of our community we are also sacrificing some tax revenues as a result. The tax benefits for Reith Riley do not bother me as we should be providing incentives and benefits to those businesses that want to locate, develop, and grow in our community. The concern I have about changing the development agreement is that I truly believe there are other options for development that make more sense than the peninsula property.
3. The third concern I have for changing the development agreement is that I believe it sets a poor precedent for our ability to enter into agreements in the future. How do we hold true to any other agreement if we are willing to just revoke this one without exploring other options? In addition what message are we sending to the Planning Commission if we do allow this change? Why would we need a Planning Commission if we are just going to force them to change zoning anytime a potential business wants to enter into a district that doesn't allow it? The Planning Commission works very hard to manage development in this community to align with our

Master Plan and our Strategic Goals. I believe they serve a valuable service to this community as a whole and I support all of their efforts.

4. The fourth point I would like to make about this situation came to me after Mr. Keith Rose from Reith Riley spoke at the meeting. It is clear that shipping, storage, trucking, and potentially manufacturing will be an opportunity for more than just Mr. Seng. We need to be fair to all the property owners and businesses that could potentially support those other companies. The other companies that are looking to development in this region just want a safe, secure, and logical location for their products. I don't believe their development is solely contingent on whether we change the zoning for the peninsula district. I believe strongly that through the efforts of the AES, businesses in the renaissance zone, and other funding efforts, a deep water port could easily be developed and bring forth a solution that fulfills the needs of those potential future businesses.
5. The fifth point I would like to make is if we make the decision to change the development agreement we will never be able to revert back to the zoning for the peninsula district to support the Revitalization Plan set forth in 2008. This decision is permanent and will certainly and significantly impact all future plans for business development in that district.
6. The sixth and final concern I have with changing the development agreement is the potential fallout from the \$400,000 Cool Cities Grant that Manistee received from the State. We may be on the hook for paying that back all or some of the grant if we change the plans or direction we are taking with this district. The city was fortunate enough to receive this grant and I would hate to see us have to pay it back based on a decision that could have had alternatives that would accomplish the same results.

In conclusion, I feel that changing the development agreement is not the right choice at this time. If we fully explore all the other options and the grant issue will not be a factor I would be open to revisiting the development agreement with all parties concerned. Until then I would not support altering or changing the development agreement.

Thank you and I appreciate your time,

Eric Gustad



Planning & Zoning
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 231.723.1546 (fax)

Commercial Land Use Permit Application

A Medium Site Plan shall be required for all uses other than those that may submit a *Basic Site Plan* (new dwellings, additions to dwellings, or construction of accessory structures, single family dwellings; accessory structures and additions to existing single family dwellings; and accessory structures and additions to multiple unit dwellings which do not result in an increase in the number of units) or require a *Detailed Site Plan* (Special Uses). **Applications must be submitted 15 days prior to the meeting if required to go to the Planning Commission to review for completeness**

Please Print

Level I Review: Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval. Level II Review: New construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.		
Property Information		
Address: N/A		Parcel # 51-340-400-00
Applicant Information		
Name of Owner or Lessee: City of Manistee		
Address: 70 Maple Street, Manistee, MI 49660		
Phone #: 231.398.2805	Cell#:	e-mail: dblakeslee@manisteemi.gov
Name of Contractor (if applicable): n/a		
Address:		
Phone #:	Cell#:	e-mail:
License Number:	Expiration Date:	
Project Information		
Description of Project (include square feet): Construction of Playground area 100' x 105' Custom Rocket Structure will be 24 feet in height.		
Area of Subject Property: 68 Acres +/-	Finished Height of Project: 24 feet	
Zoning Classification: R-1	Present/proposed Land Use: Outdoor Recreation/Park	
What impacts will project have on City Services: None		
Authorization		
By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct. Further if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacted will be completed in a timely fashion.		
Signature: _____		Date: _____
Office Use Only		
Fee: <input type="checkbox"/> \$100.00 Level I Review Fee: <input type="checkbox"/> \$200.00 Level II Review		Receipt #
Zoning District:	Notes:	
Signature: _____		Date: _____

Site Plan Review
R-1 Low Density Residential District

Name of Owner: City of Manistee				
Address/Parcel Code # 51-340-400-00				
Proposed Use: Outdoor Recreation/Park				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed	Compliance Yes No	
Minimum Lot Area	15,000 sq. ft.	68 Acres +/-	X	
Minimum Lot Width	100 ft.	> 100 feet	X	
Maximum Building Height	2 ½ stories, or 35 ft.	24 ft. Rocket Structure	X	
Maximum Lot Coverage	40%	<40%	X	
Minimum Living Area	1,500 sq. ft.	n/a	X	
Minimum Dwelling Width	25 ft.	n/a	X	
Front Yard Set Back	30 ft.	> 30 (approx. 35 ft)	X	
Side Yard Set Back:	10 (each side)	> 10 (approx. 60 ft)	X	
Rear Yard Set Back:	10 ft.	n/a	X	
*Waterfront	100 ft.	n/a	X	
Parking Requirements:	Sufficient parking adjacent to site and across street in large parking lot		X	
Signage – subject to Article 21: Exempt			X	
Landscaping Requirements – subject to Section 531: n/a			X	
Outdoor Lighting Requirements – subject to Section 525: n/a			X	
*Waterfront: As measured from the ordinary high water mark, except where a greater distance is required by the Department of Natural Resources.				
Notes: Request submitted for Land Use Permit because Custom Made Rocket Structure is 24 feet in height to the tip of the “Rocket”.				
Zoning Review by: Denise Blakeslee				
Compliance: Yes				
Approval:			Denial:	



City of Manistee Planning & Zoning Administrator



MEMORANDUM

231.398.2805

Fax 231.723-1546

dblakeslee@manisteemi.gov

www.manisteemi.gov

TO: Planning Commissioners
FROM: Denise Blakeslee, Planning & Zoning
DATE: January 29, 2014
RE: Rotary Park Play Area

Commissioners, staff is working on the grant application for funding for the Rotary Park Play Area located at Douglas Park/First Street Beach.

Background:

- Douglas Park/First Street Beach is the largest recreation area in the City of Manistee and sees the largest volume of use. The current "Rocket Park" play area had a rocket/slide as its focal point that has served the community for over 40 years. With the exception of two pieces of equipment (slated for relocation to another park) the current playground equipment does not meet current safety standards and does not meet universal accessibility standards. The current location is plagued by blowing sand and the proposed barrier free mat would need continuous maintenance to remove sand.
- A citizen committee was formed consisting of citizens, city personnel, members of the Parks and Beautification Committee and City Council. Numerous meetings were held to discuss maintenance, location, safety and universal accessibility. The decision to relocate the playground was made so that universal accessibility would be possible from an existing parking area next to the basketball courts. In 2012 the City spent 1.4 million dollars on upgrading the infrastructure adjacent to the new playground location. These upgrades provide safe non-motorized transportation to the park with bike lanes, sidewalks, curb and gutter.
- The project area is 100' x 105' in size and has been designed for children of all ages and abilities to enjoy. The children five and under have a separate play area with equipment that fits their size and abilities. The custom rocket structure includes slides, overhead ladder climber, and rock climber for children of various ages to enjoy. An area has been set aside for swings that include two handicap swings. The center of the area is designed to provide seating for parents to observe their children at play.

Map showing proposed location of Rotary Park Play Area



Douglas Park/First Street Beach is located in the R-1 Low Density Residential District and an Outdoor Recreation/Park is a use by Right. Section 502 Uses, Spatial and Physical Requirements, Item D.2.c. reads:

SECTION 502 USES, SPATIAL AND PHYSICAL REQUIREMENTS

D. Required spatial relationships and physical requirements of this ordinance shall apply uniformly within each respective zoning district to all uses, structures, buildings and parcels except that the following may be located as follows on a parcel:

2. Within the side or rear yard setback:

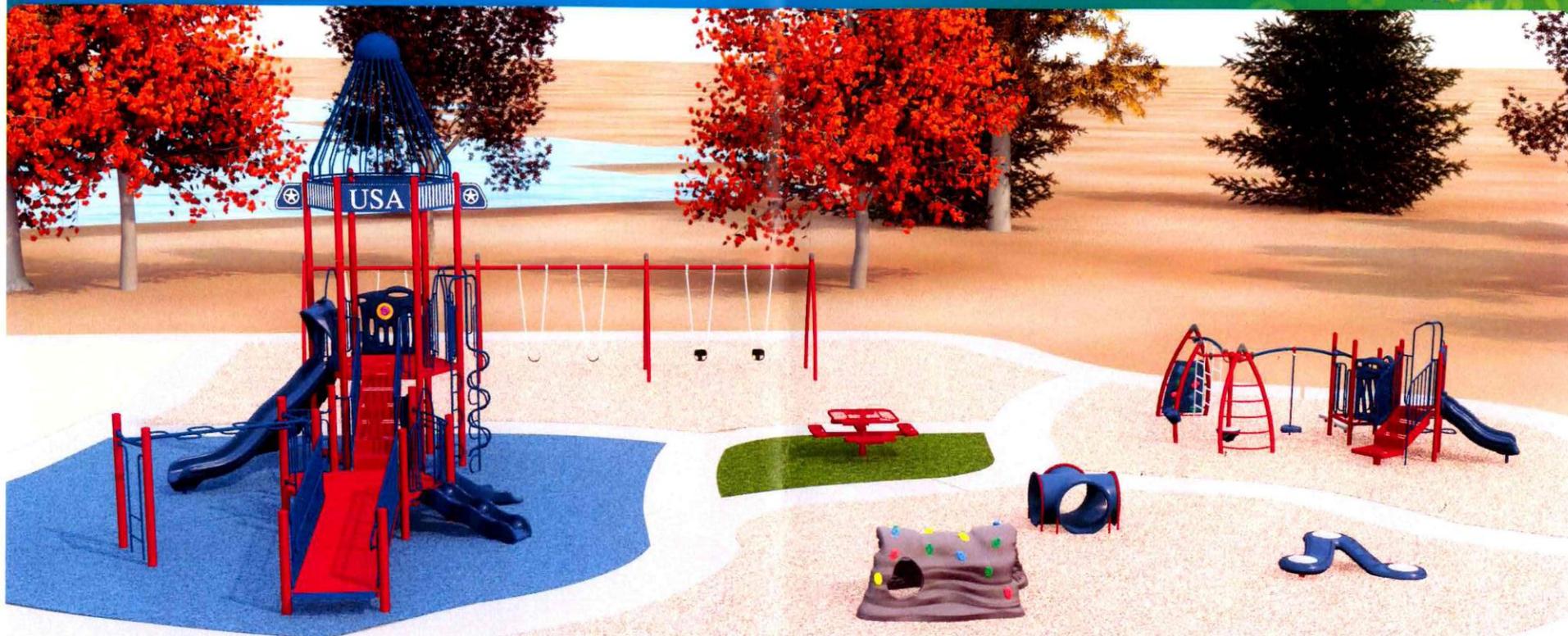
c. Outdoor playsets less than 18 feet in height but built no closer than three (3) feet from the property line and will not require a Land Use Permit.

I spoke with Diane Sinclair, Sinclair Recreation, LLC who verified that the only piece of equipment that will exceed 18 feet is the tip of the “Custom Rocket Structure” that will be 24 feet in height. This results in the City requesting a Land Use Permit for the Rocket Structure.

CITY OF MANISTEE
Rotary Park

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Sinclair Recreation

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