

**CITY OF MANISTEE PLANNING COMMISSION
WORKSESSION AGENDA**

**Thursday, October 16, 2014
7:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan**

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

I Call to Order.

II Worksession Items:

Zoning Review P-D Peninsula District

City Council has requested the Planning Commission review the current Zoning of the Peninsula District and review the zoning ordinance for specific uses that need to be addressed.

Misc.

III Adjourn

Memorandum



Denise Blakeslee
Planning & Zoning
Administrator

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TO: Planning Commissioners
FROM: Denise Blakeslee, Planning & Zoning Administrator
DATE: October 7, 2014
RE: October 16, 2014 Worksession

Commissioners, Planning Commission will hold a worksession be on Thursday, October 16, 2014. We will continue or Review of the P-D Peninsula District.

A table of Uses has been prepared that lists all of the Uses in the Ordinance. If a use was previously allowed under the old ordinance it has been listed also. A space has been provided for you to make notes for the worksession. At our last workshop *Streamlining the Zoning Ordinance* and the suggestions to make the permitting process simpler we should also consider if we may be too restrictive on a use.

An example that comes to mind is Eating and Drinking Establishments. On more than one occasion it has been stated that we need more options for restaurants. If that is the feeling of the Commission, than we may want to consider making restaurants a Use by Right instead of a Special Use in the district.

We also discussed the need to review Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks. A copy of the section is enclosed.

If you are unable to attend the meeting, please call me at 398.2805. See you Thursday!!

USES	P-D	REN	MUD	C-4	R-4	Notes
Accessory Bldg. with a footprint less than the principal structure	R	R	R	R	R	
Accessory Bldg. with a footprint greater than the principal structure	SLU	SLU	SLU	SLU	SLU	
Accessory Uses, Related to uses permitted	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	
Adaptive Reuse	SLU			SLU		
Adult Foster Care Facility			R	R	SLU	
Animal Grooming						
Assembly Operation		R/SLU	SLU			
Automobile Repair Facility			R			
Bed & Breakfast	SLU		R			
Billboard						
Car Wash			R	R		
Cemetery						
Communication Tower			SLU	SLU		
Community Garden	R					
Contractor's Facility						
Convenience Store, w/ fuel pumps		R/SLU	R/SLU	R		
Convenience Store, w/o fuel pumps	SLU	R/SLU	R/SLU	R		
Day Care, Commercial	SLU		R	R	SLU	
Day Care, Group			R	R	SLU	
Drive-through Establishment						
Duplex	SLU			SLU	R	
Dwelling - Accessory						
Dwelling – Multiple Unit	SLU		SLU	SLU	SLU	
Dwelling – Single Unit	R		R		R	
Dwelling – Upper Story Accessory						

USES	P-D	REN	MUD	C-4	R-4	Notes
Eating and Drinking Establishment	SLU	R/SLU	R/SLU	R		
Educational Facility			R	R	SLU	
Financial Institution	SLU*		R	R		
Gallery or Museum	R		R	R	SLU	
Gasoline Station		R/SLU	R/SLU	R		
Golf Course			R	R	SLU	
Greenhouse and Nursery						
Home Based Business	SLU					
Home Occupation, Minor	R		R	SLU	R	
Home Occupation, Major	SLU					
Hotel	SLU		R	R	SLU**	
Laundry & Dry Cleaning Establishment			R	R		
Manufactured Housing Community			SLU			
Marina	SLU	R/SLU	R/SLU	SLU	R	
Medical or Dental Office			R	R		
Mini/Self-Storage Facility		R/SLU	R			
Mine, Sand and Gravel						
Mixed-Use Development	SLU					
Mortuary			R	R		
Motel	SLU*		R	R	SLU**	
Nursing Home or Convalescent Home			R	R	SLU	
Outdoor Recreation, Park	R		R	R	R	
Outdoor Sales Facility		R/SLU	R/SLU	R		
Parking Facility	SLU		R	R	SLU	
Personal Service Establishment	R		R	R	SLU	

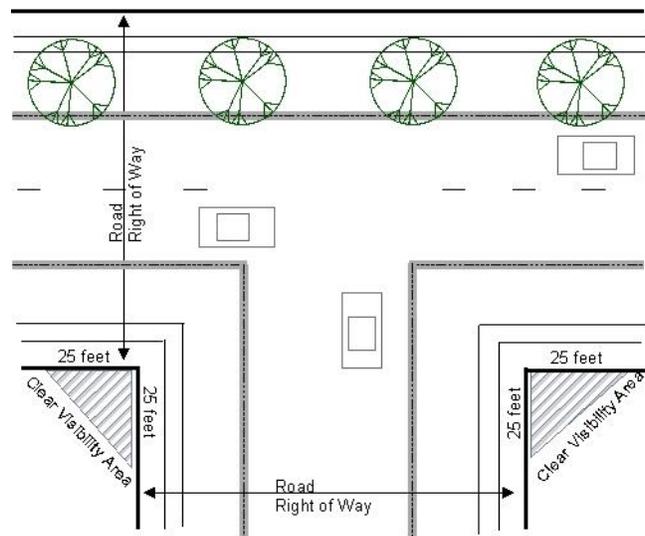
Uses	P-D	REN	MUD	C-4	R-4	Notes
Place of Public Assembly – Large	SLU*		R	R	SLU	
Place of Public Assembly – Small	SLU		R	R	SLU	
Planned Unit Development	SLU		SLU		SLU	
Power Generating Facility						
Processing and Manufacturing		R/SLU	SLU			
Professional Office	R		R	R	SLU	
Professional Service Establishment	R		SLU	R	SLU	
Research, Testing and Laboratory			R	R		
Retail Business	R	R/SLU	R/SLU	R		
Sand Excavation						
Sexually Oriented Business						
Shipping Facility		R/SLU	R			
Sports and Recreation Club			R	R	SLU	
Studio for Performing & Graphic Arts	SLU		R	R	SLU	
Subdivision, Plat or Condo. (of permitted uses)	R					
Tattoo Parlor						
Theater	SLU*		R	R		
Urgent Care Facility			R	R		
Uses similar to uses permitted by right or as special land uses	R/SLU	R/SLU	R/SLU	R/SLU	R/SLU	
Veterinary Clinic						
Warehouse, Public		R/SLU	R/SLU	SLU		
Wells, Extraction						
Wholesale Facility		R/SLU	R	R		
Wind Energy Conversion System						
Wind Energy Conversion System, Accessory Subject to Section 515.G	R					

conveyance. Private streets shall be designed and constructed in accordance with the Standards for the Construction of Private Roads of the City of Manistee. A Private Street shall not include driveways to a dwelling and/or business or accessory buildings thereto when the driveway is located on the same parcel of land as the serviced structure; a city street as shown on maps certifying the same to the Michigan Department of Transportation; two-track trails which have been in common use for fifteen (15) or more years and which provide the only access to a parcel of property.

SECTION 513 CLEAR VISIBILITY AT CORNERS

Figure 513

No parking space, fence, hedge, planting, sign, structure, or any other element of the built environment, shall be located, erected or maintained, within a distance of twenty-five (25) feet from a street right-of-way which obstructs safe vision at a street corner. Provided, however, the Zoning Administrator, upon consultation with the City Engineer and/or Chief of Police, may require a greater clear vision area where necessary due to traffic speeds, volumes or the topography of the site. Provided, further, that the Planning Commission may, upon the recommendation of the Zoning Administrator, waive or modify such standard within the C-3 and C-2 districts to permit buildings to conform to existing front and side yard patterns in the immediate vicinity.



SECTION 514 VEHICULAR PARKING SPACE, ACCESS, BIKE PARKING AND SIDEWALKS

- A. For each principal building or establishment hereafter erected or altered and located in any Zoning District, including buildings and structures used principally as places of public assembly, there shall be provided and maintained suitable space off the public right-of-way which is adequate for the parking or loading of motor vehicles in the proportions shown below. The parking spaces called for hereunder shall be considered minimum requirements under this Ordinance. Where more than one use exists or is proposed on a parcel, the minimum shall be the sum of the required parking for each use, except where it is demonstrated to the Commission that such provisions would be excessive, in which case shared parking may be permitted. All parking areas except for Dwelling Units for Single Family, duplex units and mobile homes; the maximum number of parking spaces shall not exceed 1.5 times the minimum number of required parking spaces

Use	Number of Parking Spaces Per Unit of Measure
Dwellings	Two (2) spaces per Dwelling Unit for Single Family, duplex units and mobile homes. One and a half (1.5) spaces for Multi-Family.
Hotels, Motels, Inns and Transient Lodging Places	One (1) space for each rentable room.
Hospitals, Nursing and Personal Care Facilities	One (1) space for each four beds, and one (1) space for each employee during the time the largest number of employees are present.
Places of public assembly	One (1) space for each four seats of legal capacity.
Medical clinics and medical and dental offices	One (1) space for each 50 square feet of usable floor area in waiting rooms, one (1) space for each examining room, dental chair and similar use area, and (1) space for each employee during the time the largest number of employees are present.
Offices, other than medical or dental clinics	One (1) space for each 250 square feet of office space.
Eating and drinking establishments	One (1) space for each three seats of legal seating capacity.
Retail establishments	One (1) space for each 450 square feet of floor area dedicated to retail activity, exclusive of storage areas.
Industrial and warehouse uses	One (1) space for each employee during the time the largest number of employees are present plus five (5) spaces for visitors.

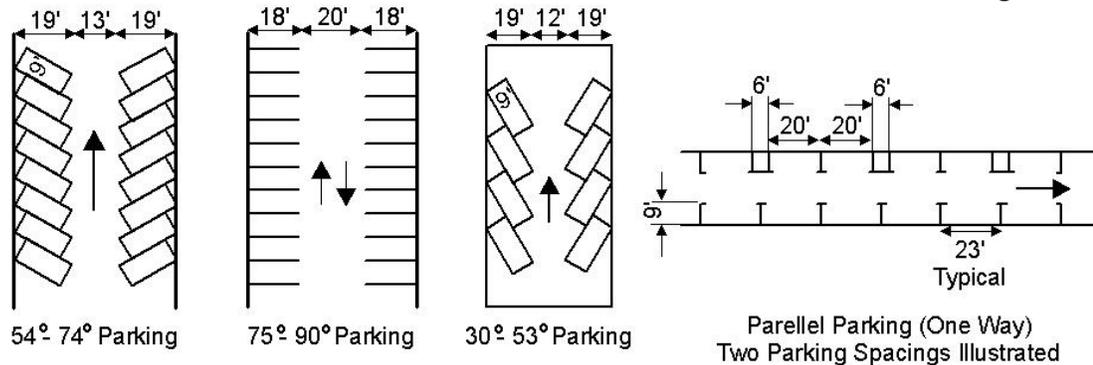
[Annotation: Section Title was changed from Vehicular Parking Space, Access and Lighting to Vehicular Parking Space, Access, Bike Parking and Sidewalks and Section A was amended by Amendment Z12-04; effective 10/27/12]

- B. In the case of uses or businesses not addressed in paragraph A hereof the required parking shall be determined by the Zoning Administrator, subject to Planning Commission concurrence. The latest edition of the Institute of Traffic Engineers *Parking Generation* shall be consulted in determining a parking requirement for any such use or business.
- C. The minimum dimensional standards for parking spaces and aisles shall be as follows.

Minimum Parking Space and Maneuvering Lane Standards						
Parking Pattern	Lane Width		Parking Space		Total Width of Two Tiers Plus Lane	
	One-way (ft)	Two-way (ft)	Width ⁽¹⁾ (ft)	Length ⁽²⁾ (ft)	One-way (ft)	Two-way (ft)
Parallel	11	18	9	23	40	36
30°-53°	12	18	9	19	50	56
54°-74°	13	19	9	19	51	57
75°-90°	15	20	9	18	51	56

- (1) Measured Perpendicular to the space centerline.
(2) Measured along the space centerline.

Figure 514



**Parking Area Dimensions
(for standard-size vehicles)**

- D. The approval of the City Engineer shall be obtained for the location of exits and entrances to parking areas and for the design and construction thereof.
- E. Off-street parking areas for all uses requiring City approval shall be paved with concrete or bituminous material with approved curbing and painted parking lines. Parking areas with ten (10) or more spaces shall include designated pedestrian walkways through the parking lot in addition to landscaped planting islands and perimeter buffers in accordance with Section 531, in all instances where sufficient space is available. [Annotation: Item E was amended by Amendment Z12-04, effective 10/27/12]
- F. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums. [Annotation: Item F was amended by Amendment Z10-03, effective 10/30/10]

- G. Parking areas required under this Section, and city-owned parking lots, shall not be used for the storage of, camping within, or continuous parking or storage of recreational vehicles, trailers, motor vehicles and junk for more than a twenty-four (24) hour period.
- H. Within the C-1, C-2 and C-3 Districts, the Planning Commission may approve shared parking arrangements among various uses when it can be demonstrated that parking in sufficient quantities for all such uses as set forth in this Section shall be available at all times.
- I. No parking area designed for more than 4 vehicles shall be located closer than five (5) feet from the front property line. [Annotation: Item I was added by Amendment Z12-04, effective 10/27/12]
- J. Bike Parking and the installation of a Bike Rack is required for all uses that require Medium Site Plan Review, unless waived in writing by the Zoning Administrator. Bike Parking and the installation of a Bike Rack is required for all uses that require Detailed Site Plan Review unless waived by the Planning Commission. [Annotation: Item J was added by Amendment Z12-04, effective 10/27/12]
- K. In all Districts except the L-I and G-I, sidewalks are required and shall be constructed in accordance with the City of Manistee Sidewalk Standards except as follows:
 - 1. Dwelling, Single Family,
 - 2. Duplex's if waived by the Planning Commission during the Special Use Permit process,
 - 3. Accessory Structures, or
 - 4. Additions or Alterations to existing structures that do not require a Special Use Permit.[Annotation: Item K was added by Amendment Z12-04, effective 10/27/12]

SECTION 515 ACCESSORY BUILDINGS AND STRUCTURES

- A. All accessory buildings and structures shall be located in the side yard or rear yard, except when built attached to the principal building (for example radio or television antennas, or upper story accessory dwellings).
- B. Accessory buildings shall be located in compliance with the setback requirements of this Ordinance.
- C. An accessory building attached to the principal building of a parcel shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. A detached accessory building shall not be located closer than ten (10) feet to the principal structure.
- D. An accessory building and structure in the R-1, R-2, R-3 and R-4 Districts shall not be higher than eighteen (18) feet and side walls shall not be higher than twelve (12) feet, unless a higher structure is approved by the Planning Commission and the Historic District Commission (if applicable) to achieve architectural compatibility with the principal building.
- E. In all Districts except L-I and G-I accessory buildings shall not be taller than the principal building. In all Districts except C-1, L-I and G-I, the building area of all accessory buildings shall not exceed the building area of the principal building, except in accord with **Section 1804, hereof.**