

**CITY OF MANISTEE PLANNING COMMISSION
WORKSESSION AGENDA**

**Thursday, February 19, 2015
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 Amendment – The Planning Commission completed their review of the P-D Peninsula District, staff has drafted a zoning amendment in response to the report of findings.

Redevelopment Sites – The Planning Commission will continue their discussion on redevelopment sites.

Misc.

III Adjourn

Memorandum



TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: February 11, 2015

RE: February 19, 2015 Worksession

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
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Commissioners, Planning Commission will hold a worksession on Thursday, February 19, 2015. We have the following items on the agenda as follows:

Zoning Amendment – The Planning Commission completed their review of the P-D Peninsula District. Staff has drafted a zoning amendment in response to the report of findings.

Redevelopment Sites – The Planning Commission will continue their discussion on redevelopment sites.

Misc.

If you are unable to attend the worksession, please call me at 398.2805.

Memorandum



TO: Planning Commissioners
FROM: Denise Blakeslee, Planning & Zoning Administrator
DATE: February 11, 2015
RE: Proposed Zoning Amendment

Denise Blakeslee
Planning & Zoning
Administrator
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Commissioners, staff has drafted a zoning amendment that reflects the Report of Findings that you approved for the P-D Peninsula District. This draft includes most of the changes we discussed along with deleting the Renaissance Zone Standards in the W-F Waterfront District.

There are a few other items that staff would like to discuss with the Commission as follows:

SECTION 511 DRIVEWAYS & CURB CUTS

That Article 5: General Provisions; Section 511 Driveways and Curb Cuts; Item A be AMENDED as follows:

- A. In the **G-C**, P-D, R-4, C-1, C-2, W-F, L-I and G-I Districts, driveway entrances and exits to a property shall comply with the following standards unless superseded by State or Federal statute or rule.

OR

- B. In the **G-C**, R-1, R-2 and R-3 districts, driveway curb cuts shall be placed at least thirty (30) feet from an intersection.

That Article 5: General Provisions; Section 511 Driveways and Curb Cuts; Item A be AMENDED as follows:

When the G-C Golf Course District was added to the ordinance, there was no provision for the district included in Section 511 Driveways and Curb Cuts. This proposed amendment would add the provision for curb cuts for properties located in the G-C Golf Course district.

ARTICLE 21 SIGNS

Staff is asking the Commission to review the signage standards relating to parcels in the P-D district vs other commercial districts. Since we are opening up the opportunities for commercial development in the P-D district, should the signage regulations in the district be amended? The ordinance currently reads as follows:

TABLE 2100-1 USE TYPES AND SIGN STANDARDS

Section 2107

Use Type 2, Commercial and Office

Description

Uses of this type include retailing, various personal and professional services, accommodations and high-traffic retail and service facilities.

Examples of Uses

Animal Grooming, Auto Repair Facility, Car Wash, Cemetery, *Convenience Store with or w/ out fuel pumps*, *Commercial Day Care, Eating and Drinking Establishments*, Educational Facility, *Financial Institutions, Galleries and Museums*, Gasoline Stations, *Greenhouses and Nurseries*, Golf Course, *Group Day Care, Hotels*, Laundry and Dry Cleaner, *Marinas*, Medical and Dental Offices, Mini/Self-storage, Mortuaries, Motels, Nursing and Convalescent Home, Outdoor Sales Facility, *Personal Service Establishments, Professional Offices, Professional Service Establishments*, Parking Facility, Places of Public Assembly, *Retail Businesses*, Sports and Recreation Clubs, *Studios for Performing and Graphic Arts*, Theaters, Veterinary Clinics, Wholesale Facilities and similar uses in the judgment of the Zoning Administrator

Zoning Districts	Permitted Sign Types	N ^o . Signs Permitted	Cumulative Sign Area	Lighting	Conditions
G-C	Ground	n/a	32 Sq. Ft.	Either	One ground sign shall be permitted for each 600 feet of frontage
	Window	n/a	Unlimited	Either	No Sign Permit required
	Wall, Projecting, Marquee	n/a	64 Sq. Ft.	Either	
<i>P-D</i> , R-2, C-1, C-2 C-3, & W-F when fronting on US-31	Ground, Pole	1	80 Sq. Ft.	Either	
	Window	n/a	Unlimited	Either	No Sign Permit required
	Portable Sign "A Frame" Sign	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Projecting Marquee, Electronic Signs	n/a	1.5 x of principal building width per Section 2102, A,7,a	Either	Projecting signs limited to one per storefront and no greater than forty eight (48) square feet in area.
C-1, C-2, & C-3 not fronting on US-31	Window	n/a	Unlimited	Either	Window signs in the Historic District require approval from the Historic District Commission. Internally lit signs are prohibited in the Historic District
	Portable Sign "A Frame" Sign	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102,A,7 b	Either	Ground mount signs shall be limited to one per parcel. Projecting signs limited to one per storefront and no greater than sixteen (16) square feet in area. Internally lit signs are prohibited in the Manistee Historic Commercial District.
<i>P-D</i> , C-2, C-3 & W-F Waterfront side	Wall, Ground, Projecting Window, Marquee	n/a	.75 x of principal building width per Section 2102,A,7,c	External	Projecting signs limited to one per storefront and no greater than sixteen (16) square feet in area. One ground mount sign will be permitted on the waterfront no greater than sixteen (16) square feet in area. Lighting of ground mounts signs on the riverwalk shall be prohibited.
<i>P-D</i> & W-F Not fronting on US-31	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7, b	Either	Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area

Ordinance Z15-_____

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED “MANISTEE CITY ZONING ORDINANCE”
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

To Amend the Manistee City Zoning Ordinance

**Article 3: Districts, Dimensional Standards Uses Table and Zoning Map
AMEND Table 3-1 City of Manistee Schedule of Regulations- P-D Peninsula District
AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit – PD Peninsula
District**

**Article 5: General Provisions
AMEND Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks**

**Article 6: Peninsula District
AMEND Section 600 Purpose and Intent
AMEND Section 601 Uses Permitted by Right
AMEND Section 602 Uses Permitted by Special Land Use
DELETE Section 603 Uses Permitted by Special Land Use Permit,
Requires Frontage on a Key Street Segment
AMEND Section 604 Dimensional Standards
DELETE Section 605 Peninsula District Renaissance Zone Standards**

**Article 12: Waterfront District
DELETE Section 1205 Waterfront
Renaissance Zone Standards**

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 3: Districts, Dimensional Standards Uses Table and Zoning Map; Table 3-1 City of Manistee Schedule of Regulations- P-D Peninsula District be AMENDED as follows:

District	Minimum Lot Dimensions		Maximum Lot Coverage	Minimum Yard Requirements (feet)			Maximum Density	Maximum Height	Minimum Floor Area Per Dwelling and Width
	Area (sq. ft.)	Width (feet)	(%) of gross lot area ^(h)	Front ^(a)	Side	Rear/Waterfront ^(f)	DU/Acre	Feet/stories (Principal Bld)	(Sq.Ft. & Ft)
P-D	6,000	60	60%	15	10	10/20	17	35/2½	550/20
Single Unit	6,000	60							
Duplex or Commercial	10,000	80							
Multi Unit	10,000^(e)	80							

2. That Article 3: Districts, Dimensional Standards Uses Table and Zoning Map; Table 3-2 Uses Permitted by Right and Special Land Use Permit – PD Peninsula is AMENDED as follows:

USES	P-D Peninsula District
Animal Grooming	SLU
Contractors Facility	R
Eating & Drinking Establishment	R SLU
Financial Institution	SLU SLU*
Greenhouse & Nursery	SLU
Mixed Use	R SLU
Motel	SLU*
Places of Public Assembly, Large	SLU*
Theater	SLU*

ADD as a Special Use
 ADD as a Use by Right
 CHANGE from Special Use to Use by Right
 CHANGE from Special Use on Key Street to Special Use
 ADD as Special Use
 CHANGE from Special Use to Use by Right
 DELETE
 DELETE
 DELETE

3. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks be AMENDED by ADDING NEW ITEM G (RENUMBER LIST) as follows:

G. For all permitted uses and special uses in the P-D District the parking provisions of this section shall not apply, except hotels, marinas, and places of public assembly.

4. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks; Item I be AMENDED as follows:

~~H.~~ I. Within the C-1, C-2, C-3 and P-D 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.

5. That Article 6: Peninsula District; AMEND Section 600 Purpose and Intent be AMENDED as follows:

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment, ~~and~~ recreational, service, **and mixed use.**

6. That Article 6: Peninsula District; Section 601 Uses Permitted by Right be AMENDED by ADDING the following uses by right (RENUMBER LIST) as follows:

- D. Contractors Facility
- F. Eating and Drinking Establishment
- I. Mixed Use

7. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use is AMENDED by ADDING the following Special Uses (RENUMBER LIST) as follows:

- D. Animal Grooming, subject to Section 1810
- K. Financial Institution, Subject to Section 1838
- L. Greenhouse & Nursery, Subject to Section 1844

8. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use is AMENDED by DELETING the following Special Uses:

- ~~Eating & Drinking Establishment~~ (changed to a Use by Right)
- ~~Mixed Use~~ (changed to a Use by Right)

9. That Article 6: Peninsula District, Section 603 Uses Permitted by Special Land Use Permit, Requires Frontage on a Key Street Segment is DELETED as follows:

- ~~A. DELETE Financial Institution~~ (changed to a Special Use)
- ~~B. DELETE Motel~~
- ~~C. DELETE Places of Public Assembly, Large~~
- ~~D. DELETE Theater~~

Section 604 will be renumbered to Section 603

10. That Article 6: Peninsula District, Section 603~~4~~ Dimensional Standards Items A and B is AMENDED as follows:

- A. Parcel Area – No building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. ~~No single family dwelling building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. No duplex, multiple unit or commercial structure shall be established on any parcel less than ten thousand (10,000) square feet in area. Provided that for multiple unit buildings, in addition to ten thousand (10,000) square feet in minimum parcel area for the first two units, two thousand (2,000) square feet of parcel area shall be provided for each dwelling unit up to twenty (20) and two thousand five hundred (2,500) square feet of parcel area shall be provided for each additional dwelling unit in excess of twenty (20).~~
- B. Parcel Width – For all uses the minimum parcel width shall be sixty (60) feet. ~~For a single family detached dwelling, the minimum parcel width shall be sixty (60) feet and for all other uses the minimum parcel width shall be eighty (80) feet.~~

11. That Article 6: Peninsula District, Section 605 Peninsula District Renaissance Zone Standards is DELETED as follows:

~~SECTION 605 — PENINSULA DISTRICT RENAISSANCE ZONE STANDARDS~~

- ~~A. Purpose. It is the intent of this district to provide for development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 et. seq.); to provide for alternative permit processing in cooperation with the Alliance for Economic Success; to provide for an accelerated schedule for special use permit review and action; to provide protection to Manistee Waterways, their water quality, to protect the shoreline from erosion or instability, to minimize the disturbance of heavy metals which may be on the lake bottom; to recognize, encourage the development and/or redevelopment of certain waterfront properties; while at the same time to be consistent with the provisions of Manistee City Master Plan, the Manistee Lake Management Plan of 1982, the Manistee County Land Use Plan and the Manistee County Economic Development Strategy.~~
- ~~B. Renaissance Zone Conditions. Any permitted or special uses in this district shall meet the following conditions to be able to apply for a zoning permit under this ordinance:~~
- ~~1. The entrepreneur will make a minimum investment in improvements (building, equipment, etcetera) on land in the Renaissance Zone.~~
 - ~~2. The business enterprise will, as much as possible, result in new employment in Manistee County with a minimum commitment for new hires at a minimum wage of \$7.50 per hour.~~
- ~~C. Streamlined Permit Review. Because one of the primary purposes of this district is to accommodate industrial economic development through Michigan's Renaissance Zone program both use by right and Special Use permits may be applied for on behalf of a client by the Alliance for Economic Success as a means to reduce paperwork, streamline the permit process for potential economic development in Manistee County.~~

The Renaissance Zone expired on December 31, 2014.

12. That Article 12: Waterfront District, Section 1205 Peninsula District Renaissance Zone Standards is DELETED as follows:

~~SECTION 1204 — WATERFRONT RENAISSANCE ZONE STANDARDS~~

- ~~A. Purpose. It is the intent of this district to provide for industrial development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 et. seq.); to provide for alternative permit processing in cooperation with the Manistee County Economic Development Office; to provide for an accelerated schedule for special use permit review and action; to provide protection to Manistee Lake, its water quality, to protect its shoreline from erosion or instability, to minimize the disturbance of heavy metals which may be on the lake bottom; to recognize, encourage and maintain a higher proportion of industries in the central and southern portion of the lake near railroad and shipping access that does not adversely affect the area; to prioritize the use of certain lakefront property on Manistee Lake for industrial businesses which require the use of the lake and require being in the proximity of the lake, (conversely, it is the intent of this district to encourage the~~

