

MANISTEE CITY PLANNING COMMISSION
Meeting of Thursday, May 7, 2015
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 May 7, 2015 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the April 9, 2015 meeting Minutes.

V Public Hearing

PZ15-04 – Correction

Zoning Amendment Z15-04 was approved by the Planning Commission at their meeting on April 9, 2014. An error was found in the document and the correct language should be as follows:

Article 3: Districts, Dimensional Standards Uses Table and Zoning Map AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit add as a use by right WHOLESale FACILITY (not warehouse facility) – PD Peninsula District

Article 6: Peninsula District AMEND Section 601 Uses Permitted by Right add WHOLESale FACILITY (not warehouse facility)

Staff noticed a public hearing to correct Zoning Amendment PZ15-04.

At this time the Chair shall open the hearing.
The Applicant shall present any comments and explanation of the case.
City Staff shall present their report
The hearing will be opened for public comments
The hearing will be closed

VI Public Comment on Agenda Related items

VII New Business

PZ15-04 – Correction

A public hearing was noticed for a correction to Zoning Amendment Z15-04 which was approved by the Planning Commission at their meeting on April 9, 2014; after an error was found in the document. The correct language should be as follows:

Article 3: Districts, Dimensional Standards Uses Table and Zoning Map AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit add as a use by right WHOLESale FACILITY (not warehouse facility) – PD Peninsula District

Article 6: Peninsula District AMEND Section 601 Uses Permitted by Right add WHOLESale FACILITY (not warehouse facility)

At this time the Planning Commission could take action to make recommendation to the City Council that corrects an error in proposed zoning amendment Z15-04 which add as a use by right wholesale facility not warehouse facility.

VIII Old Business

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

Memorandum



Denise Blakeslee
Planning & Zoning
Administrator

70 Maple Street
Manistee, MI 49660
231.398.2805

dblakeslee@manisteemi.gov
www.manisteemi.gov

TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: April 30, 2015

RE: May 7, 2015 Meeting

Commissioners, the next meeting of the Planning Commission will be on Thursday, May 7, 2015. We have the following item on the agenda:

PZ15-04 – Correction. An error was found in the Zoning Amendment PZ15-04 where it listed adding a warehouse facility as a use by right in the Peninsula District. The correct language should read Wholesale Facility. Staff has scheduled a Public Hearing to correct the amendment.

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

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 9, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, April 9, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Vice Chair Fortier

Roll Call:

Members Present: Judd Brown, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff

Members Absent: Maureen Barry (excused), Roger Yoder (excused)

Others: Ed Seng (200 River Street), James Smith (City Council, Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA

Motion by Mark Wittlieff, seconded by Judd Brown that the agenda be approved as prepared.

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

Yes: Brown, Dean, McBride, Wittlieff, Fortier
No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Marlene McBride that the minutes of the March 5, 2015 Planning Commission Meeting be approved as prepared.

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

Yes: Dean, Brown, McBride, Wittlieff, Fortier
No: None

Vice Chair Fortier opened the Public Hearing at 7:03 pm

Zoning Amendment Z15-04

A Zoning Amendment has been drafted by the Planning Commission after performing a review of the P-D Peninsula District and preparing a Report of Findings for City Council. This amendment includes changes to Article 3 Districts, Dimensional Standards Uses Table and Zoning Map; Article 5: General Provisions; Article 6 Peninsula District; Article 12 Waterfront District and Article 21 Signs.

Denise Blakeslee, Planning & Zoning Administrator – Reviewed the proposed Amendment through a PowerPoint Presentation.

Vice Chair Fortier opened the hearing for public comments.

Ed Seng., 200 River Street – Mr. Seng asked about contractors facility, warehouse and about special use permit standards for a shipping facility.

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee read the definition of a contractors facility; existing warehouses will remain legal non-conforming use; and with the decision by City Council not to amend the development agreement adding a shipping facility as a special use in the PD is moot.

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

None

There were no more additional comments; the public hearing was closed at 7:13 pm.

Zoning Amendment Z15-05

Vice Chair Fortier opened the Public Hearing at 7:14 pm

A Zoning Amendment has been drafted by the Planning Commission that provides for alternative methods for storm water retention that includes swales (both biofiltration and vegetated/rock), rain gardens, pervious pavement alternatives, rain barrels or cisterns and vegetated roof systems.

Denise Blakeslee, Planning & Zoning Administrator – Reviewed the proposed amendment through a PowerPoint presentation. County Planner Rob Carson reviewed the language and made some suggestions on the proposed amendment that were sent out to the Commissioners in their packets for their consideration.

Vice Chair Fortier opened the hearing for public comments.

None

Vice Chair Fortier if any correspondence had been received in response to the request.

Comments from the County Planner were received that staff included in the PowerPoint presentation.

There were no more additional comments; the public hearing was closed at 7:25 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Vice Chair Fortier asked if anyone in attendance had any comments on agenda related items.

None

NEW BUSINESS

Zoning Amendment Z15-04

A public hearing was held earlier in response to Zoning Amendment Z15-04 that includes changes to Article 3 Districts, Dimensional Standards Uses Table and Zoning Map; Article 5: General Provisions; Article 6 Peninsula District; Article 12 Waterfront District and Article 21 Signs.

Motion by Mark Wittlieff, seconded by Judd Brown that the Planning Commission makes a recommendation to City Council to approve proposed Zoning Amendment Z15-04.

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

Yes: Wittlieff, Dean, Brown, McBride, Fortier
No: None

Zoning Amendment Z15-05

A Public Hearing was held earlier in response to Zoning Amendment Z15-05 that provides for alternative methods for storm water retention that includes swales (both bio filtration and vegetated/rock), rain gardens, pervious pavement alternatives, rain barrels or cisterns and vegetated roof systems.

Motion by Marlene McBride, seconded by Mark Wittlieff that the Planning Commission makes a recommendation to City Council to approve proposed Zoning Amendment Z15-05 including the recommendations from the County Planner.

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

Yes: Dean, Brown, McBride, Wittlieff, Fortier
No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Reminded members that had signed up that the Placemaking Workshop is Friday, April 17th.

Staff had sent out requests for proposals asking for a cost to complete the Master Plan. The bid that was received from the Manistee County Planning Department was within the Planning Commission budget for completion.

MEMBERS DISCUSSION

Commissioner McBride – asked about the River Parc/North Channel Outlet properties, commented on the warehouse on Arthur Street.

Commissioner Wittlieff – asked about the Hotel Northern.

Ms. Blakeslee gave an update on the projects to the commission.

The Planning Commission will hold a worksession on April 23, 2015

The next regular meeting of the Planning Commission will be held on Thursday, May 7, 2015

ADJOURNMENT

Motion by Judd Brown, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:40 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

From: Rob Carson [<mailto:rcarson@manisteecountymi.gov>]
Sent: Wednesday, March 25, 2015 4:23 PM
To: Denise Blakeslee
Subject:

Denise,

On the issue of the Zoning Ordinance Amendments that we spoke about earlier. I took a quick look at Article 5 in the City Zoning Ordinance and found that the purpose sections outline applicability to all structures/districts within the City. I think that the best way to approach the Stormwater Runoff requirements would be to directly address applicability within the Performance Standards Item 3. The first portion of the section which is composed of the original language to apply to every lot/structure, and to be honest, I think that you may want to add language which discusses direct stormwater discharge from one lot to another.

For Example, I think it could read:

"No stormwater runoff, which is the result of development site design, or other manmade features, shall be allowed to be directed to neighboring parcels, or shall be allowed to result in water standing on the surface, unless the standing water is a part of a properly managed and maintained stormwater retention system, sediment pond; or the standing water is in a naturally occurring wetland or water body. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality may be permitted. Single-family standalone residences are exempt from having to receive permitting and design approval for placement of rain gardens, bio-swales, rain barrels or other stormwater management practice, but all stormwater structures must meet applicable setbacks and other general standards. Methods used for stormwater management may include attached or detached accessory stormwater control features as follows:"

Talk with you soon.

Rob

*Robert T. Carson, AICP, MURP
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Please consider the environment before printing this e-mail

**Notice of Public Hearing
Correction Zoning Amendment Z15-04**

The Manistee City Planning Commission will hold a Public Hearing for correction to proposed Zoning Amendment Z156-04 on Thursday, **May 7, 2015 at 7:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Zoning Amendment Z15-04 was approved by the Planning Commission at their meeting on April 9, 2014. An error was found in the document and the correct language should be as follows:

Article 3: Districts, Dimensional Standards Uses Table and Zoning Map AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit add as a use by right WHOLESale FACILITY (not warehouse facility) – PD Peninsula District

Article 6: Peninsula District AMEND Section 601 Uses Permitted by Right add WHOLESale FACILITY (not warehouse facility)

Copies of the proposed Amendments are available for review at the Office of the City Clerk, City Hall, 70 Maple Street, Manistee, Michigan, the Manistee County Library, 95 Maple Street and on the City's Web Page www.manisteemi.gov. Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise J. Blakeslee, Planning & Zoning Administrator, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

Ordinance Z15-04

**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 511 Driveways and Curb Cuts, Item B
ADD new item G to Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks
AMEND Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item I**

**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**

**Article 21: Signs
Table 2100-1 – Use Types and Sign Standards
AMEND Section 2107 Use Type 2, Commercial and Office**

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 ^(o)	Side	Rear/Waterfront ^(j)	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 be AMENDED as follows:

USES	P-D Peninsula District
Animal Grooming	<i>SLU</i>
Contractors Facility	<i>R</i>
Eating & Drinking Establishment	<i>R</i> <i>SLU</i>
Financial Institution	<i>SLU</i> <i>SLU*</i>
Greenhouse & Nursery	<i>SLU</i>
Mixed Use	<i>R</i> <i>SLU</i>
Motel	<i>SLU*</i>
Places of Public Assembly, Large	<i>SLU*</i>
Theater	<i>SLU*</i>
Warehouse Facility Wholesale Facility (correction of error)	<i>R</i>

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
 ADD as a Use by Right

3. That Article 5: General Provisions; Section 511 Driveways and Curb Cuts, ADD G-C to Item B as follows:

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.

4. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks ADD 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.

5. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks; AMEND Item I 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.

6. That Article 6: Peninsula District; AMEND Section 600 Purpose and Intent 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**.

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

D. Contractors Facility

F. Eating and Drinking Establishment

I. Mixed Use

Q. ~~Warehouse Facility~~ — Wholesale Facility (correction of error)

8. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use ADD 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

9. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use DELETE the following Special Uses:

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

~~Mixed Use~~ (changed to a Use by Right)

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

~~SECTION 603 USES PERMITTED BY SPECIAL LAND USE PERMIT, REQUIRES FRONTAGE ON A KEY STREET SEGMENT~~

~~The following uses of buildings and land may be permitted within the Peninsula District, as special land uses if they front on a Key Street Segment subject to the provisions of Article 18, special land use approval.~~

- ~~A. Financial Institution, subject to Section 1838— (changed to Special Use)~~
- ~~B. Motel, subject to Section 1861~~
- ~~C. Places of Public Assembly, Large, subject to Section 1868~~
- ~~D. Theater, subject to Section 1885~~

Section 604 will be renumbered to Section 603

11. That Article 6: Peninsula District, Section 603~~4~~ Dimensional Standards, AMEND Items A and B 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.~~

12. That Article 6: Peninsula District, DELETE Section 605 Peninsula District Renaissance Zone Standards 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.

13. That Article 12: Waterfront District, DELETE Section 1205 Peninsula District Renaissance Zone Standards 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 development of businesses which do not need proximity to Manistee Lake to be located in those other landward areas); 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, etc) 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 permitted use and Special Use permits may be applied for on behalf of a client by the Manistee County Economic Development Office 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.

14. That Article 21 Signs: Table 2100-1 Use Types and Sign Standards, AMEND Section 2107 Use Type 2, Commercial and Office 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		<i>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</i>			
Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
P-D , 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.
P-D & 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

15. CONFLICTING ORDINANCES: that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance be and are hereby rescinded.

16. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

Colleen Kenny, Mayor

Dated

ATTEST:

Michelle Wright

Dated

City Clerk/Deputy Treasurer