

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 1, 2011

A meeting of the Manistee City Planning Commission was held on Thursday, September 1, 2011 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

Roll Call:

Members Present: Linda Albee, Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene McBride, Roger Yoder

Members Absent: Nathaniel Neider (excused)

Others: Jon R. Rose (Community Development Director), Denise Blakeslee (Planning & Zoning) 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 8 to 0.

Yes: Albee, Barry, Crockett, Dean, Fortier, Gustad, Mc Bride, Yoder

No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Linda Albee that the minutes of the August 4, 2011 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 8 to 0.

Yes: Dean, Fortier, Albee, Barry, Crockett, Gustad, Mc Bride, Yoder

No: None

PUBLIC HEARING

Manistee Area Public Schools – Street Vacation Request

A request has been received from Manistee Area Public Schools to vacate portions of streets located within the Hadsall Village Subdivision (Manistee High School Campus).

Chairman Yoder opened the Public Hearing at 7:03 pm

Jon Rose presented the case to the Planning Commission. The High School was constructed in the Hadsall Village Subdivision. The School was constructed over platted streets and by vacating the streets it cleans up property issues. The School owns all of the property within the Hadsall Village Subdivision.

Chairman Yoder opened the hearing for public comments – there was none.

Chairman Yoder asked if any correspondence had been received in response to the request – there was none.

There were no public comments; the Public Hearing was closed at 7:05 pm.

Proposed Zoning Amendment – Z11-08 Wind Energy Conversion System

The Planning Commission has been working on a Zoning Amendment that would allow a wind energy conversion system which is intended to primarily serve the needs of the property upon which it is located in all Zoning Districts.

Chairman Yoder opened the Public Hearing at 7:05 pm

Denise Blakeslee presented the case to the Planning Commission. The Commission has been working for several months on developing an ordinance that would allow Wind Energy Conversion Systems in all Zoning Districts. The Ordinance currently has language that would allow them only in the Light Industrial and General Industrial Districts.

Ms. Blakeslee noted that the individual who inquired into the possibility of an ordinance had stopped into the office. His residence is in the R-1 Zoning District and the limitation for a unit on his property would be 35 feet. He wanted to construct a roof mounted unit and his home is 30 feet in height and the unit needs six feet. She said she would inform the commission of the issue.

Chairman Yoder opened the hearing for public comments – there was none.

Chairman Yoder asked if any correspondence had been received in response to the request – there was none.

There were no public comments; the Public Hearing was closed at 7:10 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Manistee Area Public Schools – Street Vacation Request

A request has been received from Manistee Area Public Schools to vacate portions of streets located within the Hadsall Village Subdivision (Manistee High School Campus).

MOTION by Linda Albee, second by Marlene McBride to recommend to City Council to consider the request from Manistee Area Public Schools to vacate portions of streets located within the Hadsall Village Subdivision (Manistee High School Campus).

With a Roll Call vote this motion passed 8 to 0.

Yes: Gustad, Mc Bride, Dean, Fortier, Albee, Barry, Crockett, Yoder

No: None

Proposed Zoning Amendment – Z11-08 Wind Energy Conversion System

The Planning Commission has been working on a Zoning Amendment that would allow a wind energy conversion system which is intended to primarily serve the needs of the property upon which it is located in all Zoning Districts.

Discussion on what height should be allowed for units. Reviewed the ordinance and the height requirements shall not apply radio, cellular communication and television antenna systems.

MOTION by Linda Albee, second by Marlene McBride to recommend to City Council to consider proposed Zoning Amendment Z11-08 Wind Energy Conversion System.

With a Roll Call vote this motion passed 8 to 0.

Yes: Fortier, Albee, Barry, Crockett, Gustad, Mc Bride, Dean, Yoder

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Jon Rose, Community Development Director – Labor Day Walk 9 am Monday, September 5th at Fifth Avenue Beach; Movie premier Friday and Saturday at the Ramsdell (new screen, projector and sound system).

Denise Blakeslee, Planning & Zoning – A tour of the Marina Building and Ramsdell Theatre have been scheduled for the September Worksession. Since it is getting dark earlier the Worksession will begin at 6 pm.

Members were given a Calendar for 2012 and asked to review the dates to schedule meeting dates at the October Meeting.

MEMBERS DISCUSSION

Commissioner Albee - volunteers needed to assist in the cleanup of the Vogue Theatre.

The Planning Commission will hold a Worksession on September 15, 2011.

The next regular meeting of the Planning Commission will be held on Thursday, October 6, 2011

ADJOURNMENT

Motion by Ray Fortier, seconded by Eric Gustad that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary