

## **CITY OF MANISTEE PLANNING COMMISSION**

70 Maple Street, Manistee, MI 49660

### **MEETING MINUTES**

April 5, 2012

A meeting of the Manistee City Planning Commission was held on Thursday, April 5, 2012 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

Roll Call:

Members Present: Linda Albee, David Crockett, Bill Dean, Ray Fortier, Marlene McBride,

Members Absent: Maureen Barry (excused), Eric Gustad, Nathaniel Neider, Roger Yoder (excused)

Others: Jon R. Rose (Community Development Director), Denise Blakeslee (Planning & Zoning) and others

Staff requested the Commission to Amend the Agenda by adding under New Business a request from Dr Shrink, 315 Washington Street – Site Plan Review.

### **APPROVAL OF AGENDA**

Motion by Linda Albee, seconded by Dave Crockett that the agenda be amended by adding under New Business the request from Dr Shrink, 315 Washington Street – Site Plan Review.

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

Yes: Albee, Crockett, Dean, McBride, Fortier

No: None

### **APPROVAL OF MINUTES**

Motion by Bill Dean, seconded by Linda Albee that the minutes of the January 5, 2012 Planning Commission Meeting be approved as prepared. There was not a Quorum at the February Meeting and the March Meeting was cancelled.

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

Yes: Dean, Albee, Crockett, McBride, Fortier

No: None

## **PUBLIC HEARING**

None

## **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

## **NEW BUSINESS**

### **Dr. Shrink, 315 Washington Street – Site Plan Review PC -2012-0?**

A request was received from Dr. Shrink, 315 Washington Street for a 12,000 sq. ft. Storage Building. Currently they own two parcels on Washington Street/Veteran's Oak Grove Drive. A parcel combination that will combine the two parcels into one has been approved.

With this parcel combination review of the site plan shows that the request meets the requirements of the Zoning Ordinance with the exception of Parking. The Parking Requirements for Industrial and Warehouse are: The greater of one (1) space for each 1,000 square feet of floor area, or one space for each employee in the largest shift.

With the addition of the new 12,000 sq. ft. Storage Building a total of 69 parking spaces is required. The Site Plan shows 42 Parking Spaces. A letter from the property owner states that they have 15 employees with adequate parking and that the proposed building is for storage purposes only, containing excess inventory and will not result in their need to hire any additional employees.

The Planning Commission can allow shared parking under Section 514.A reads *"...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 provision would be excessive, in which case shared parking may be permitted."*

Office, Distribution/Manufacturing and Storage are the current uses for the property. The Planning Commission and staff discussed the option of shared parking for the uses.

MOTION by Linda Albee, seconded by Dave Crockett that the combination of uses qualify for shared parking for 315 Washington Street and 42 spaces are adequate for the mixed uses on the parcel.

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

Yes: McBride, Dean, Albee, Crockett, Fortier

No: None

MOTION by Linda Albee, seconded by Dave Crockett to approve the request from Dr. Shrink, 315 Washington Street for a 12,000 sq. ft. storage building as submitted with Site Plan prepared by Nordlund and Associates Inc. Job Number PS12-008, dated March 28, 2012.

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

Yes: Dean, Albee, Crockett, McBride, Fortier  
No: None

## **OLD BUSINESS**

### Ordinance Amendments

The Planning Commission continued discussion on possible Ordinance Amendments.

- Sidewalks – will continue reviewing other community’s ordinances. Staff to get a copy of Ludington’s replacement policy.
- Parking – continued discussing if our ordinance requires more parking than necessary. Discussion on requiring parking for peak times and allowing overflow on grassy areas if necessary.

## **PUBLIC COMMENTS AND COMMUNICATIONS**

None

## **CORRESPONDENCE**

None

## **STAFF/SUB-COMMITTEE REPORTS**

**Jon Rose, Community Development Director** – Mr. Rose requested the Commission to reschedule the June Planning Commission Meeting because staff will be attending a Sustainable Communities Certification Program.

MOTION by Linda Albee, seconded by Marlene McBride that the June Planning Commission Meeting be changed from June 7<sup>th</sup> to June 14<sup>th</sup>.

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

Yes: Dean, Albee, Crockett, McBride, Fortier  
No: None

Mr. Rose spoke of two projects the Historic District Commission approved earlier in the day for the Reush Building and Vogue Theatre; the Non-Motorized Transportation Committee are working on a walkability audit and a Boy Scout would like to inventory all of the sidewalks in the City as his Eagle Scout project.

**Sub-Committee** - No report

### **MEMBERS DISCUSSION**

Commissioner Crocket asked about the First Street Beach House Project and timeline.

Commissioner Albee asked about the progress on the Matthews Building on River Street.

The Planning Commission will hold a Worksession on April 19, 2012

The next regular meeting of the Planning Commission will be held on Thursday, May 3, 2012

### **ADJOURNMENT**

Motion by Linda Albee, seconded by Marlene McBride that the meeting be adjourned.  
MOTION PASSED UNANIMOUSLY.

Meeting Adjourned at 8:05 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary