

# CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

**April 19, 2012**

## **NOTES**

A meeting of the Manistee City Planning Commission was held on Thursday, April 19, 2012 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

Roll Call:

Members Present: Maureen Barry, Bill Dean, Ray Fortier, Marlene McBride,

Members Absent: Linda Albee (excused), David Crockett (excused), Eric Gustad (excused), Nathaniel Neider, Roger Yoder (excused)

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

### **Ordinance Amendment Update**

Staff prepared a table of comparisons of our current parking standards and the parking standards from Cadillac, Ludington, Muskegon, and Traverse City. Members of the Planning Commission continued discussion on possible amendments for Parking Standards and Sidewalks. This would amend Section 514 VEHICULAR PARKING SPACE, ACCESS AND LIGHTING. Since Lighting is address under Section 525 staff recommended changing the Section to read:

#### **SECTION 514 VEHICULAR PARKING SPACE, ACCESS, BIKE PARKING AND ~~LIGHTING~~ SIDEWALKS**

(This change would allow standards for sidewalks to be added to the section.)

➤ The Commission discussed the desire to place a cap or maximum number of parking spaces that would be allowed in excess of the number of spaces required. The use of green space for overflow parking for the few times a year it would be needed would be encouraged. Discussion resulted in recommended changes as follows:

- 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. If the developer feels that additional spaces are needed for special events, the use of green space for such events will be allowed for overflow parking.**

Use	Number of Parking Spaces Per Unit of Measure
Dwellings - <b>Changed to read as shown in Bold</b>	<p><del>Two (2) spaces for each dwelling unit for single family, duplex units and mobile homes, 2 per dwelling unit for multiple family</del></p> <p><b>Two (2) spaces per Dwelling Unit for Single Family, duplex units and mobile homes.</b></p> <p><b>One and a half (1.5) spaces for Multi-Family.</b></p>
Hotels, Motels, Inns and Transient Lodging Places - <b>No Change</b>	One (1) space for each unit.
Hospitals, Nursing and Personal Care Facilities - <b>Added language as shown in Bold</b>	One (1) space for each four beds, and one (1) space for each employee <b>on the largest shift.</b>
Places of public assembly - <b>No Change</b>	One (1) space for each four seats of legal capacity.
Medical clinics and medical and dental offices - <b>Changed to read as shown in Bold</b>	<p><del>Three and one half (3.5) spaces for each 1,000 square feet of office space</del></p> <p><b>One (1) space for each 50 square feet of usable floor area in waiting rooms, one (1) space for each examining room, dental chair or similar use area, and (1) space for each employee on the largest shift.</b></p>
Offices, other than medical or dental clinics - <b>No Change</b>	One (1) space for each 250 square feet of office space.
Eating and drinking establishments - <b>No Change</b>	One (1) space for each three seats of legal seating capacity.
Retail establishments - <b>No Change</b>	One (1) space for each 450 square feet of floor area dedicated to retail activity, exclusive of storage areas.
Industrial and Warehouse uses - <b>Changed to read as shown in Bold</b>	<p><del>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.</del></p> <p><b>One (1) space for each employee in the largest shift plus five (5) spaces for visitors.</b></p>

- The Planning Commission discussed adding language that would require designated Pedestrian walkways through parking lots. This would amend Item E to read as follows:

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.

- The Planning Commission addressed the need to provide a buffer between sidewalks and parking lots. This resulted in draft language that reads as follows:

***I. A buffer of not less than five feet of green space is required between any property lines that front on a street and parking areas.***

- The Commission discussed the need to encourage and provide for Non-Motorized travel to Commercial Developments and discussed adding language that would require Bike Parking and the installation of a Bike Rack for all new Commercial Developments. This resulted in draft language that reads as follows:

***J. Bike Parking and the installation of a Bike Rack is required for all uses that require Medium Site Plan Review, unless waived 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.***

- The Commission discussed requiring sidewalks to be installed for new developments. This resulted in draft language that would read as follows:



***K. In all Districts except the L-I and GI, 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, and***
- 4. Additions or Alterations to existing structures that do not require a Special Use Permit.***

Staff will move forward with drafting language that would change Section 514 of the ordinance as discussed. They will bring it back to the Commission at their May 3, 2012 meeting.

**ADJOURNMENT**

The Worksession adjourned at 7:55 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary