

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

March 1, 2007

A Meeting of the Manistee City Planning Commission was held on Thursday, March 1, 2007 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Chairman Yoder

### ROLL CALL:

**Members Present:** Maureen Barry, Ben Bifoss, Dave Crockett, Ray Fortier, Eric Gustad, and Roger Yoder

**Members Absent:** Harlo Haines, Tony Slawinski, Vacancy

**Others:** Dave Carlson (DDA), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

### APPROVAL OF AGENDA:

MOTION by Ben Bifoss, seconded by Maureen Barry that the Agenda be amended to include potential sale of City owned property on Washington and Harrison Streets.

With a roll call vote this motion passed 6 to 0.

Yes: Barry, Bifoss, Crockett, Gustad, Fortier, Yoder  
No: None

### APPROVAL OF MINUTES:

Planning Commission Meeting of February 1, 2007

MOTION by Ray Fortier, seconded by Dave Crockett that the minutes of the February 1, 2007 Planning Commission Meeting be approved.

With a roll call vote this motion passed 6 to 0.

Yes: Barry, Bifoss, Crockett, Gustad, Fortier, Yoder  
No: None

**PUBLIC HEARING:**

None

**NEW BUSINESS:**

Parcel Split Request (George A. Keson and Kimberly Fischer) - Parcel #51-51-355-7-05-15.

A request has been received from George A. Keson and Kimberly Fischer to Split Lot 18 (1030 Maple Street) from Parcel #51-51-355-705-15 and be assigned a new Parcel Code number. The remaining two vacant Lots (Lot 16 & 17) on Oak Street would remain as Parcel #51-51-355-705-15.

MOTION by Dave Crockett, seconded by Ray Fortier that the Planning Commission make recommendation to City Council to approve the request from George A. Keson and Kimberly Fischer for a parcel split.

With a roll call vote this motion passed 6 to 0.

Yes: Bifoss, Crockett, Gustad, Barry, Fortier, Yoder  
No: None

City Owned Property Washington and Harrison Streets - Parcel #51-51-146-731-07

A request has been received regarding the sale of City owned Property on Washington and Harrison Streets. In 2002 the Planning Commission recommended to City Council that the property be placed on the market for sale. Since that time the Zoning on the parcel has changed from C-4A to R-2. With the lapse in time and change in Zoning Staff felt the Planning Commission should again review the parcel for sale.

MOTION by Ben Bifoss, seconded by Ray Fortier to recommend to City Council that they sell the property on Washington and Harrison Street for residential purposes and, if sold to a non-profit entity they deeply reduce the price.

With a roll call vote this motion passed 6 to 0.

Yes: Barry, Bifoss, Crockett, Gustad, Fortier, Yoder  
No: None

**OLD BUSINESS:**

Planning Commission Review of Draft Zoning Amendments. The Planning Commission discussed proposed Amendments to the Zoning Ordinance during their Worksession on March 15, 2007. Staff has prepared draft amendments for the Planning Commission to review.

**Riverwalk Signage** - Planning Commission reviewed the draft ordinance that allows Signage on the Riverwalk. Staff was directed to prepare conditions for the amendment. These conditions would limit a ground mount sign to 16 square feet and would not allow any illumination for the sign.

**Remove Size Restrictions for signs in the C-1, C-2, C-3 & W-F (not fronting on US 31)** - Previously the Planning Commission approved an Ordinance Amendment that eliminated the 50 sq. ft. size restrictions for signs in the Historic District. Discussion by Staff and the Planning Commission resulted in the removal of the 32 sq. ft. size restriction for signs in the remaining districts.

**Historic District Commission exceptions** - Planning Commission reviewed and approved the ordinance that clarified the Historic District Commissions ability to allow exceptions to Article 21 Signs.

**Future Development Site Signs** - Planning Commission was asked if clarification was necessary for the proposed Zoning Amendment for future development site signs. Planning Commission asked staff to prepare language that would allow future development sites signs (only after zoning approval is in place).

**Exercise for Master Plan Review** The Master Plan Review Committee has been working on reviewing and updating the Master Plan. One of the items within the Master Plan is to identify areas (not a single non-conformity) with land uses that are not consistent with the uses provided for in the Zoning District.

Discussion included if there were any areas that were not consistent with the uses provided for in the Zoning District. No areas came to mind.

Ben Bifoss asked if the property on the River Channel that is owned by Sand Products Corporation should be zoned Waterfront instead of R-2 Residential? Planning Commission will continue discussion at a future worksession.

**PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:**

None

**CORRESPONDENCE:**

None

**STAFF REPORT:**

A Public Hearing/Special Meeting has been scheduled for the Proposed Zoning Ordinance's the Planning Commission has been working on. There are 21 Ordinance Amendments that will be on the March 15, 2007 Special Meeting Agenda. Amendments that were discussed this evening may have to be re-noticed. We will ask the City Attorney for a determination.

Jon Rose clarified the number of non-conforming billboards in the City. Billboards are only permitted as a Special Use in the C-1 Zoning District. The billboards that are located on US 31 in the Waterfront District are non-conforming.

Commission members who served on the Historic Overlay Committee were thanked for their service. With City Council's adoption of the Historic District the Historic District Commission has been established and Planning Commissioners are not able to serve on the Commission.

Mr. Rose said that the new Planning Enabling Act has made it through the senate and may be passed in the next six months.

**MEMBERS DISCUSSION:**

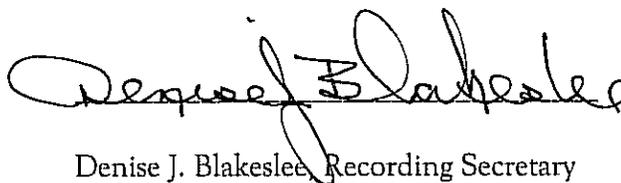
None

**ADJOURNMENT:**

MOTION by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:50 P.M.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary