

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
April 2, 2009

A Meeting of the Manistee City Planning Commission was held on Thursday, April 2, 2009 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

The Planning Commission welcomed new member Nathaniel Neider. Welcome Nathaniel!

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Ray Fortier, Eric Gustad, Harlo Haines, Nathaniel Neider, Tony Slawinski, Roger Yoder

Members Absent: Taylor Roberts (Youth Observer)

Others: John Holcomb (MasTech), Tim Ervin (Manistee County Foundation/AES), Jeff Mikula (Abonmarche), Richard Knechtges (1310 Cornell Street) Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski that the Agenda be approved as prepared.

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Neider, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder
No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of March 5, 2009

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the March 5, 2009 Planning Commission Meeting be approved.

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Neider, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder
No: None

PUBLIC HEARING:

None

NEW BUSINESS:

MasTech Real Estate Investments, LLC., 100 S. Glocheski Drive - Site Plan Review

An application has been received from MasTech Real Estate Investments, LLC, 100 S. Glocheski Drive for a Site Plan Review to allow the installation of a Wind Turbine. A Zoning Amendment was adopted on December 11, 2008 that allows an Wind Turbines as an Accessory Use in the LI- Light Industrial District and GI - General Industrial District under Section 515.G Accessory Windmills.

John Holcomb, General Manger - MasTech Manufacturing - Mr. Holcomb spoke to the commission about the manufacturing of the Mariah Power Windspires at the MasTech facility. Governor Granholm will be on hand for the installation of the unit at their facility at 100 S. Glocheski Drive on April 20, 2009. Mr. Holcomb commended the City for developing an ordinance to allow installation of the unit in the Industrial Districts because the units are not appropriate for all places. He showed the location where the unit will be constructed and it will become a focal point on the property.

Mr. Holcomb asked what type of impact the installation of a unit would have on taxes and how the unit would be taxed. These are considerations that a property owner would need to know prior to installation. He also spoke of the different types of uses for the units.

Commissioners asked questions regarding noise and how much power the units produce.

Jon Rose, Community Development Director - Review of the plan shows compliance with the Zoning Ordinance.

MOTION by Ray Fortier, seconded by Linda Albee to approve the Site Plan from MasTech Real Estate Investments, LLC., 100 S. Glocheski Drive for the installation of an Wind Turbine.

With a roll call vote this motion passed 9 to 0.

Yes: Haines, Neider, Gustad, Barry, Fortier, Slawinski, Albee, Crockett, Yoder
No: None

Arthur Street Boat Launch Upgrades - Site Plan Review

A Site Plan has been submitted for upgrades to the Arthur Street Boat Launch Facility

Tim Ervin, Manistee County Foundation/AES - Mr. Ervin spoke of the National Easter Seals Organization, Vision Accessible Manistee, Grant for the Kellogg Foundation and Background on the Selection Process. funding for the project. The pier was funded under a grant by the Great Lakes Fishery Trust to the Alliance for Economic Success. The Fishery Trust also funded a universal access fishing pier at Stronach that was installed last fall. A Public Hearing was held at 5:30 p.m. to allow public comments for the project.

Jeff Mikula, Abonmarche - Mr. Mikula made a Power Point Presentation to the Planning Commission about the upgrades to the Arthur Street Launch Facility. The design includes a new fishing and recreation pier, Provides Universal Accessibility, Expands and upgrades the boat launch, Provides better use of the facility and parking for vehicles with trailers and the Building will receive a new roof and upgrade with no change in footprint. The amount of grant funding for the project resulted the City receiving \$3 for every \$1 they spend on the project.

Commissioner Gustad asked about leaving the fishing pier out all year. Mr. Mikula said the design of the pier and location of the pier allows it to be left in the winter. The decking is a composite material not treated wood and the ramp is hinged while the dock floats.

Commissioner Barry asked what the distance was between the two parking areas. Mr. Mikula said it was 20 feet. The distance meets DNR Standards.

Mr. Mikula said that during staff review it was noted that sidewalk was not included in the project. With the recommendation by staff it was added to the plans that he presented to the Commission and is formally part of the plan.

Jon Rose, Community Development Director - Review of the project shows compliance with the Zoning Ordinance.

MOTION by Ray Fortier, seconded by Linda Albee to approve the updates to Arthur Street Boat Launch Facility (including a Sidewalk on Arthur Street).

With a roll call vote this motion passed 9 to 0.

Yes: Fortier, Albee, Neider, Haines, Slawinski, Crockett, Barry, Gustad, Yoder
No: None

Charter Township of Filer - Master Plan Update

The Planning Commission received a copy of the Draft Master Plan for the Charter Township of Filer. Commissioners were sent copies to review prior to the meeting.

The Commission commented on how the plan was well written and easy to read; liked the inclusion of shared services, principal designs, and connecting communities; the plan included a sense of community where they came from and where they want to go; very nice vision statement.

Copies of the City of Manistee Planning Commission minutes are sent to the Charter Township of Filer each month and while the Planning Commission opted not to make a formal statement about the plan they wanted to Commend the Charter Township of Filer for a well written Master Plan.

Commercial Site Plan Review

Staff discussed with the Planning Commission the process for Commercial Site Plan Review. If the requirements of the Zoning Ordinance is met the Planning Commission has no option but to approve the request.

Special Use Permits and Planned Unit Developments grant the Planning Commission discretion and the opportunity to place conditions on the request in addition to the standards of the ordinance.

All Commercial Site Plans require approval by the Planning Commission under Section 2203.D - Detailed Site Plan. The following are examples of Commercial Site Plans that were discussed with the Planning Commission:

1. The Salvation Army, 172 Memorial Drive. The Salvation Army wants to access the Warehouse/Storage Area on the North Side of the Building by installing a landing and steps (less than 100 sq. ft. in size). **This request requires a detailed site plan and application fee of \$200.00. The request meets the requirements of the Zoning Ordinance and the Planning Commission has no basis to deny the request.**
2. Dollar General, 65 Division Street, wanted to update the loading ramp. They did not change the footprint just upgraded the access. **Determination by Staff was that a Detailed Site Plan was not required because the footprint did not change but a Building Permit was required.**
3. Super 8, 220 Arthur Street. Prior to the adoption of the new Zoning Ordinance they wanted to add a vestibule to their entrance. **Under the old ordinance the Zoning Administrator was able to approve the change without having to send the request to the Planning Commission. Commissioners were give copies of the Previous Zoning Ordinance and By-Law Language to review.**

The Planning Commission will further discuss this matter at their worksession April 16, 2009 at 7:00 p.m. in the Council Chambers.

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

Richard Knechtges read a prepared statement (attached).

CORRESPONDENCE:

None

STAFF REPORT:

None

MEMBERS DISCUSSION:

None

The next meeting of the Planning Commission will be on Thursday, May 7, 2009 at 7:00 p.m. in the Council Chambers.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Linda Albee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:55 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary