

## **MANISTEE CITY PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

### **MEETING MINUTES**

May 7, 2009

A Meeting of the Manistee City Planning Commission was held on Thursday, May 7, 2009 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:05 p.m. by Vice Chair Fortier

#### **ROLL CALL:**

**Members Present:** Linda Albee, Ray Fortier, Eric Gustad, Harlo Haines, Nathaniel Neider, Tony Slawinski

**Members Absent:** Maureen Barry (excused), Dave Crockett (excused), Roger Yoder (excused), Taylor Roberts (Youth Observer)

**Others:** Jo Hall (264 Fourth Avenue), Dave Carlson (DDA), Bob Riker (312 Dunes Drive), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning)

#### **APPROVAL OF AGENDA:**

MOTION by Linda Albee, seconded by Tony Slawinski that the Agenda be approved as prepared.

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

Yes: Neider, Albee, Gustad, Haines, Slawinski, Fortier

No: None

#### **APPROVAL OF MINUTES:**

Planning Commission Meeting of April 2, 2009

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the April 2, 2009 Planning Commission Meeting be approved.

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

Yes: Neider, Albee, Gustad, Haines, Slawinski, Fortier

No: None

**PUBLIC HEARING:**

None

**NEW BUSINESS:**

**Jo Hall, 264 Fourth Avenue**

Jo Hall, 264 Fourth Avenue would like to construct a new detached garage (accessory structure) that would be between 18' and 19' in height. Under Section 515.D of the Zoning Ordinance Ms. Hall is requesting a higher structure to achieve architectural compatibility with the principal building. The Ordinance limits accessory buildings to 18 feet in height.

MOTION by Tony Slawinski, seconded by Linda Albee to approve the request from Jo Hall, 264 Fourth Avenue to construct an accessory building between 18' and 19' in height to achieve architectural compatibility with the principal building.

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

Yes: Slawinski, Gustad, Haines, Albee, Neider, Fortier

No: None

**Consideration of establishing Ad Hoc Committee - Green Initiative**

Section 6.2 Committees of the Planning Commission By-Laws *“The Planning Commission or Chair of the Planning commission may establish and appoint standing and/or ad hoc committees for special purposes or issues, as deemed necessary. No more than four members of the Planning Commission may serve on a standing and/or ad hoc committee at any given time. Committee appointments shall be made at the first regular meeting held in January of each year or at the time the committee is formed.”* Interest has been expressed by a member of the Planning Commission to establish an Ad Hoc Committee to review Green Initiative programs for the City of Manistee. These programs could include wind, solar and alternative energy programs that would benefit the community.

MOTION by Nathaniel Neider, seconded by Linda Albee to establish a Green Initiative Ad-Hoc Committee of the Planning Commission.

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

Yes: Neider, Haines, Slawinski, Albee, Gustad, Fortier

No: None

MOTION by Linda Albee, seconded by Nathaniel Neider to appoint Linda Albee, Eric Gustad, Harlo Haines, and Nathaniel Neider to serve on the Green Initiative Ad-Hoc Committee of the Planning

Commission.

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

Yes: Gustad, Albee, Slawinski, Haines, Neider, Fortier  
No: None

### **Committee Appointments**

Chairman Yoder was not in attendance. Committee Appointments will be made at the June Meeting.

### **OLD BUSINESS:**

None

### **PUBLIC COMMENTS AND COMMUNICATIONS:**

Bob Riker, 312 Dunes Drive - Mr. Riker is interested in Wind Generation and it is ironic under the ordinance private citizens cannot use Wind Generation even though they are manufactured here. He hopes the Planning Commission would take action to amend the ordinance.

### **CORRESPONDENCE:**

Mr. Ben Mosqueda, Property Energy Group - Mr. Mosqueda forwarded information to the Planning Commission via e-mail that was sent in their packets. Mr. Mosqueda would like to see the Zoning Ordinance amended to allow roof top wind turbines in residential/commercial districts in the City of Manistee.

### **STAFF REPORT:**

Jon Rose, Community Development Director spoke to the Planning Commission about the plan to clean and improve the existing Veterans Memorial on Memorial Drive. Included in the plan is the installation of four black granite blocks that will extend the width of the existing memorial (two 3' x 5' x 6" panels on each end). This project includes the installation of five bronze plates on the back (riverside) of the existing memorial that symbolize each branch of the military. The black granite additions will be donated by Jim Kieszkowski and will require concrete footings. The Manistee County Veterans Council has allocated \$4,500 towards the upgrade. The name of any veteran who lived in Manistee County could be added to the black granite panels for \$30 to cover the cost of engraving.

MOTION by Eric Gustad, seconded by Linda Albee to approve the upgrades to the Memorial on Memorial Drive.

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

Yes: Neider, Haines, Slawinski, Albee, Gustad, Fortier  
No: None

**MEMBERS DISCUSSION:**

Tony Slawinski noted that the draft wind ordinance language (supplied by Mr. Mosqueda) had a questionable calculation.

**NEXT WORKSESSION/MEETING:**

The Planning Commission will meet on the Water Street entrance for the May 21, 2009 Worksession. Members of the Planning Commission in support of the Healthy Active Manistee Schedule of Events will be taking a walking tour of the Main Street/Historic District.

The next Meeting of the Planning Commission will be on June 4, 2009 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**ADJOURNMENT:**

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

MEETING ADJOURNED AT 8:14 P.M.

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary