

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF SEPTEMBER 17, 2009

The City of Manistee Planning Commission met in a worksession on Thursday, September 17, 2009 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

Members Absent: Eric Gustad (excused)

Others Present: Jon Rose (Community Development Director) and Denise Blakeslee (Planning & Zoning)

Worksession began at 7:03 p.m.

WORKSESSION ITEMS

Ordinance Amendments

The Commission discussed Zoning Ordinance Amendments at the September 3, 2009 meeting. Members requested to continue discussion at the September Worksession.

Add a "Medium Site Plan" Review

After discussion new language will be drafted for two levels of Medium Site Plan Review. Staff will be allowed to review additions and alterations to existing facilities (Medium Site Plan Level I). The Commission would like new development projects that are a permitted use to be reviewed by the Site Plan Review Committee (Medium Site Plan Level II).

New language will be drafted for the Commission to review.

Alternates will be added to the Committee to assist with scheduling meetings.

Change duplex's from a Use by Right to a Special Use.

Lengthy discussion on the proposed change. Most members were in favor of the change.

C-2 Neighborhood Commercial District - Allow Bed & Breakfasts as a Special Use?

Denise Blakeslee received an inquiry for a Bed & Breakfast in the C-2 Neighborhood Commercial Zoning District. The C-2 Commercial Zoning District does not allow a Bed and Breakfast, while it is allowed as a Special Use in the R-1, R-2, R-3 and C-3 Zoning Districts. At the September meeting the Commission was asked if it appeared to be an oversight when the ordinance was written and if an amendment would be appropriate.

Review of the Table of Uses indicated that not only was a Bed & Breakfast omitted from the C-2 Neighborhood Commercial District it also was omitted from the WF Waterfront District. The Commission asked to have draft language prepared for review. Staff will work on the amendment.

ADJOURN

The Worksession adjourned at approximately 8:48 p.m.

Respectfully Submitted

Denise J. Blakeslee, Recording Secretary