

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 6, 2010

A Meeting of the Manistee City Planning Commission was held on Thursday, May 6, 2010 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: Linda Albee, Maureen Barry, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski, Roger Yoder

Members Absent: Dave Crockett (excused), Nathaniel Neider (excused)

Others: Mark Sandstedt (Manistee Golf & Country Club), Denis Meikle (Manistee Golf & Country Club), Tom Amor (Amor Signs), 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 7 to 0.

Yes: Barry, Albee, Gustad, Fortier, Haines, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of April 1, 2010

MOTION by Tony Slawinski, seconded by Ray Fortier that the minutes of the April 1, 2010 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Slawinski, Haines, Fortier, Gustad, Albee, Barry, Yoder

No: None

Chairman Yoder asked any members if they had a conflict of interest relating to any agenda items.

Harlo Haines and Linda Albee are both members of the Manistee Golf & Country Club. Commissioner Albee and Haines removed themselves from their seats for both the Public Hearing and Business portion of the meeting relating to the request from the Manistee Golf & Country Club.

Ms. Blakeslee explained the process for Amending the Zoning Ordinance.

PUBLIC HEARING:

Manistee Golf & Country Club, 500 Cherry Street - Proposed Ordinance Amendment Z10-06. A Public Hearing is being held in response to a request from the Manistee Golf & Country Club, 500 Cherry Street for a Zoning Amendment that will re-zone the golf course property 51-310-400-01 from R-1 Low Density Residential to G-C Golf Course District.

Chair Yoder opened the public hearing at 7:05 p.m.

Chair Yoder asked the applicant to present their request to the Planning Commission.

Mark Sandstedt, Manistee Golf and Country Club - Mr. Sandstedt spoke to the Commission on the Historical Perspective, MGCC/City of Manistee Partnership and the Objective of the Re-zoning. (Attached)

Chair Yoder asked staff for their report.

Denise Blakeslee - Presented a PowerPoint that detailed the proposed changes to the ordinance. The presentation included the following:

ARTICLE 2: DEFINITIONS

Section 208 G - AMEND DEFINITION of GOLF COURSE

Section 220 S - ADD DEFINITION of SAND EXCAVATION

ARTICLE 7: DISTRICTS, DIMENSIONAL STANDARDS, USE TABLES AND ZONING MAP - WILL BE MOVED TO ARTICLE 3 AND RENUMBERED

AMEND **City of Manistee Zoning Map** change Golf Course Property from R-1 to C-G

ADD C-G Golf Course to Legend

Table 3-1 - ADD G-C Golf Course standards to Table

Table 3-2 - ADD Sand Excavation to list of Uses

Table 3-2 - DELETE Golf Course as a SLU in the R-1 Low Density Residential District

Table 3-2 - ADD Column for G-C Golf Course

In Column for G-C Golf Course ADD the following Uses

Accessory Bldg. ≤ footprint principal structure	R (Use by Right)
Accessory Bldg. > footprint principal structure	SLU (Use Permitted as Special Land Use)
Accessory Uses, Related to uses permitted	R/SLU
Dwelling, Single Unit	R
Eating and Drinking Establishment	R

Golf Course	R
Home Occupation, Minor	R
Mixed-Use Development	SLU
Outdoor Recreation, Park	R
Planned Unit Development	SLU
Sand Excavation	R
Subdivision, Plat or Condo. (of permitted uses)	R
Uses similar to uses permitted by right or as Special Land Uses	R/SLU
Wells, Extraction	SLU

CHANGE ARTICLE 7 TO G-C GOLF COURSE DISTRICT

ARTICLE 8: R-1 LOW DENSITY RESIDENTIAL

AMEND Section 800 Purpose and Intent DELETE Golf Course under Special Uses

AMEND Section 803 Permitted by Special Land Use DELETE Item H. Golf Course

ARTICLE 18: SPECIAL USES

AMEND Section 1843 Golf Course, Amend Item A

ARTICLE 21: SIGNS

AMEND Section 2106, Use Type 1, Low Intensity Residential, ADD G-C to Table of Uses

AMEND Section 2107, Use Type 2, Residential and Residential Commercial, ADD G-C to Table of Uses

AMEND Section 2108, Use Type 3, Commercial and Office, ADD G-C to Table of Uses, ADD Golf Course to Examples of Uses

AMEND Section 2109, Use Type 4, Institutional and Outdoor Recreation, DELETE Golf Course from Examples of Uses

AMEND Section 2110, Use Type 5, Industrial, ADD G-C to Table of Uses

And make appropriate edits to index and chart provisions as necessary

Chair Yoder asked if there were any public comments. There were no comments from the public in attendance.

Chair Yoder asked if any correspondence had been received in response to the proposed amendment. Staff reported no correspondence had been received.

There being no further comments from the public in attendance Chair Yoder closed the Public Hearing at 7:28 p.m.

Proposed Ordinance Amendment Z10-07: A Public Hearing is being held in response to a proposed zoning amendment that would add the definition of Storefront amend sections of Article 21 Signs of the City of Manistee Zoning Ordinance.

Chair Yoder opened the public hearing at 7:29 p.m.

Chair Yoder asked staff for their report.

Jon Rose and Denise Blakeslee - Presented a PowerPoint that detailed the proposed changes to the ordinance. The presentation included the following:

ARTICLE 2 DEFINITIONS

AMEND Section 220 ADD Definition for Storefront

ARTICLE 21: SIGNS

AMEND Section 2101 Procedures, AMEND Item A - clarification

AMEND Section 2102 General Standards, AMEND Item A.1 - Amends how signage is to be calculated/increases the amount of signage for Commercial and Office uses in some districts.

AMEND Section 2102 General Standards, AMEND Item F - clarification

AMEND Section 2103 Exempt Signs, AMEND Item K - clarification

ADD Section 2103 Exempt Signs, ADD Item M – exempts Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).

AMEND Section 2104 Prohibited Signs, AMEND Item G.7 – eliminates reference

AMEND Section 2106, Use Type 1, Low Intensity and Residential - Adds Adult Foster Care Facility and Bed & Breakfast to Examples of Uses

DELETE Section 2107, Use Type 2, Residential and Residential Commercial/Moved to Use Type 1

AMEND Section 2108, Use Type 3 Commercial and Office - Adds Cemetery, Educational Facility, Golf Course and Places of Public Assembly to Examples of Uses; Adds Projecting and Marquee Signs in the R-1, ~~R~~-2, R-3, & R-4 Zoning Districts; Increases the amount of signage permitted in the R-2, C-1, C-2, C-3 & W-F District with frontage on US 31; Increases the amount of signage permitted in the C-1, C-2, & C-3 Zoning District not fronting on US 31; Adds Projecting and Marquee Signs and increases the amount of signage in the L-I & G-I Zoning Districts.

DELETE Section 2108, Use Type 4, Institutional and Outdoor Recreational/Moved to Use Type 3

AMEND Section 2110 Use Type 5, Industrial - Adds Assembly Operation to Examples of Uses; Increases the amount of signage permitted in the L-I & G-I Zoning Districts

AMEND Section 2112 Temporary Portable Signs, Item A

And make appropriate edits to index and chart provisions as necessary

Chair Yoder asked if there were any public comments:

Tom Amor, Amor Sign Studios. - Members were given a memo that Mr. Amor prepared in response to the proposed amendment and Mr. Amor read the memo to the commission. (Attached).

Chair Yoder asked if any correspondence had been received in response to the proposed amendment. Staff reported that no correspondence had been received.

There being no further comments from the public in attendance Chair Yoder closed the Public Hearing at 7:58 p.m.

NEW BUSINESS:

Manistee Golf & Country Club, 500 Cherry Street - Proposed Ordinance Amendment Z10-06

A Public Hearing was held earlier in response to a request from the Manistee Golf & Country Club, 500 Cherry Street for a Zoning Amendment that will re-zone the golf course property 51-310-400-01 from R-1 Low Density Residential to G-C Golf Course District.

MOTION by Ray Fortier, seconded by Eric Gustad to recommend to City Council the adoption of the proposed Zoning Amendment Z10-06.

With a roll call vote this motion passed 5 to 0 with Commissioner Haines and Albee Abstaining from voting due to a conflict of interest.

Yes: Barry, Gustad, Fortier Slawinski, Yoder

No: None

Commissioner Barry left the meeting at 8:00 p.m

Proposed Ordinance Amendment Z10-07

A Public Hearing was held earlier in response to a proposed zoning amendment that would add the definition of Storefront amend sections of Article 21 Signs of the City of Manistee Zoning Ordinance.

The Commission discussed each item in Mr. Amor's Memo. The following changes will be incorporated into the Proposed Ordinance Amendment Z10-07.

MOTION by Eric Gustad, seconded by Linda Albee to increase the size of projecting Signs With frontage on US 31 from (16) square feet in area to (48) square feet in area.

With a roll call vote this motion passed 5 to 1.

Yes: Gustad, Slawinski, Albee, Haines, Yoder

No: Fortier

MOTION by Ray Fortier, seconded by Linda Albee to Amend the Definition of Electronic Sign to read:
G. ELECTRONIC SIGN: A portion of a sign, incorporating electric lights, *Light Emitting Diodes (LED's)*, Liquid Crystal Displays (*LCD's*), or similar elements that enable the display of remotely changeable or automatically changing text or graphics in a stationary display that changes no more than once per hour.

With a roll call vote this motion passed 5 to 1.

Yes: Haines, Albee, Slawinski, Fortier, ~~Gustad~~, Yoder

No: Gustad

MOTION by Linda Albee, seconded by Harlo Haines to change the lighting regulations of window signs from Internal to Either.

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

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

No: None

MOTION by Ray Fortier, seconded by Linda Albee that the word “electronic” be put back in Section 2102.A.1. (1. Area of Signs (wall, window, projecting, marquee, *electronic*)

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

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

No: None

MOTION by Ray Fortier, seconded by Linda Albee to recommend to City Council the adoption of the proposed Zoning Amendment Z10-07 with the inclusion of language for the four changes:

1. To increase the size of projecting Signs With frontage on US 31 from (16) square feet in area to (48) square feet in area.
2. To Amend the Definition of Electronic Sign to read:
 - G. ELECTRONIC SIGN: A portion of a sign, incorporating electric lights, *Light Emitting Diodes (LED’s)*, Liquid Crystal Displays (*LCD’s*), or similar elements that enable the display of remotely changeable or automatically changing text or graphics in a stationary display that changes no more than once per hour.
3. To change the lighting regulations of window signs from Internal to Either.
4. that the word “electronic” not be stricken in Section 2102.A.1. (1. Area of Signs (wall, window, *projecting*, marquee, *electronic*)

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

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

No: None

OLD BUSINESS:

Proposed Ordinance Amendment Z10-05

A Public Hearing was held at the April 1, 2010 Planning Commission meeting regarding a Proposed Ordinance Amendment that changes uses and amends language in the WF Waterfront Zoning District and Amends language in Section 1880 Sports and Recreation Club. The Planning Commission postponed taking action on the proposed Amendment until further discussion at the April 15, 2010 Worksession. Formal action cannot be taken during a worksession.

The Commission discussed the concerns that were raised by Mr. Seng at the Public Hearing in April. The Planning Commission reviewed staff recommendation to amend the definition of Marina that would allow communication towers.

The Commission also discussed if Shipping Facilities and Warehouses should be allowed as a Special Use only on a Key Street.

MOTION by Ray Fortier, Seconded by Linda Albee that the definition of Marina be amended to read:

Marina: A facility, including three (3) or more waterfront boat slips, which provides for the servicing, storing, fueling, berthing, and securing of boats and that may include *a communication tower*, eating, sleeping, and retail facilities intended primarily for the owners, crews, and guests of boat owners using the marina.

With a roll call vote motion passed 6 to 0.

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

No: None

MOTION by Linda Albee, seconded by Ray Fortier to recommend to City Council the adoption of the proposed Zoning Amendment Z10-05 with the inclusion of language that permits communication towers for Marinas.

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

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

No: None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF/SUB-COMMITTEE REPORT:

Denise Blakeslee noted that a bus tour has been scheduled for the Worksession on May 20, 2010 will be meeting on the steps at the Water Street entrance at 6:00 p.m.

MEMBERS DISCUSSION:

None

The Planning Commission will hold a Worksession on Thursday, May 20, 2010. A bus tour has been scheduled and the Worksession will begin at 6:00 p.m. Members are to meet on the steps at the Water Street Entrance.

The next regular meeting of the Planning Commission will be on Thursday, June 3, 2010.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:58 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary