

MANISTEE CITY PLANNING COMMISSION

550 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 3, 2004

A meeting of the Manistee City Planning Commission was held on Thursday, June 3, 2004 at 7:00 p.m. in Room #152, Manistee Middle School, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, Christa Johnson-Ross, David Kelley, and Roger Yoder

MEMBERS ABSENT: Bob Davis, Cyndy Fuller, Tony Slawinski and Mark Wittlief

OTHERS: Jay Kilpatrick (Williams & Works), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant)

Meeting was open at 7:03 p.m. by Chairman Yoder.

PUBLIC HEARING:

Adaptive Reuse for Multiple Family Dwellings

A Public Hearing is being held for input on a proposed Zoning Amendment that will allow Adaptive Reuse for Multiple Family Dwellings in the C-4 Commercial District. This Amendment would Add the definitions (ADAPTIVE REUSE, DWELLING, MULTIPLE FAMILY, GROUND FLOOR, LIVING SPACE, SIDEWALK MERCHANDISING) to Article 5 Definitions. Amend Article 58: C-4 Commercial District to include Adaptive Reuse for Multiple Family Dwellings as a Special Use and other changes. Amend Article 16: Special Use Permit Standards and Regulations by adding Section 1616. Adaptive Reuse for Multiple Family Dwellings. These amendments will allow condominium development in the C-4 Commercial District (Downtown District).

No correspondence has been received regarding the proposed Zoning Amendment and no public was in attendance.

There being no further discussion the Public Hearing Closed at 7:04 p.m.

APPROVAL OF MINUTES:

Planning Commission Meeting of May 6, 2004

MOTION by Ray Fortier, seconded by David Kelley that the minutes of the May 6, 2004 Planning Commission Meeting be approved.

Motion approved unanimously.

NEW BUSINESS:

Adaptive Reuse for Multiple Family Dwellings

A Public Hearing was held earlier input on a proposed Zoning Amendment that will allow Adaptive Reuse for Multiple Family Dwellings.

Jay Kilpatrick reviewed the proposed language with the Planning Commissioners. Discussion included sewer extensions, capacity of the WWTP Plant, if Adaptive Reuse for Multiple Family Dwellings should be included in other districts.

MOTION by Ray Fortier, seconded by David Kelley that the Zoning Amendment that will add the definitions (ADAPTIVE REUSE, DWELLING, MULTIPLE FAMILY, GROUND FLOOR, LIVING SPACE, SIDEWALK MERCHANDISING) to Article 5 Definitions, Amend Article 58: C-4 Commercial District to include Adaptive Reuse for Multiple Family Dwellings as a Special Use and other changes, and amend Article 16: Special Use Permit Standards and Regulations by adding Section 1616. Adaptive Reuse for Multiple Family Dwellings be forwarded to City Council.

Voting as follows: Yes - Fortier, Johnson-Ross, Kelley and Yoder
 No - Ferguson

Motion passed

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Commissioners discussed a letter which was referenced in the County Planning Commission Meeting Minutes, Signage at M.C.C., Training opportunities for new members, open-air use for Car wash on Tenth Street, City of Milwaukee ingress-egress, mini-storage facility on Main Street.

Christa Johnson-Ross is the Chair of the Bike Path Committee and spoke of a meeting she held with Jon Rose. The Committee will be ready to start holding meetings in the near future. Ms. Johnson-Ross asked if the name of the Committee could be changed to Non-Motorized Transportation Committee.

MOTION by Greg Ferguson, seconded by Ray Fortier that the name of the Bike Path Committee be changed to Non-Motorized Transportation Committee.

Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

None

WORK/STUDY SESSION:

Jay Kilpatrick, Williams and Works finished reviewing the memo that was prepared on the Zoning Ordinance Re-Write. Areas discussed included consolidation of Zoning Districts, Removal of language that referenced the old Master Plan, removal of conflicting language, and spoke of the work that had been done by the Zoning Ordinance Review Committee.

Mr. Kilpatrick spoke of wanting to spend a day reviewing the community with staff, holding a meeting with the members who served on the Zoning Ordinance Review Committee and meeting with the Zoning Board of Appeals. Once completed he would like to hold three meetings for Citizen Input before they begin the re-write. A tentative date of June 16th has been selected.

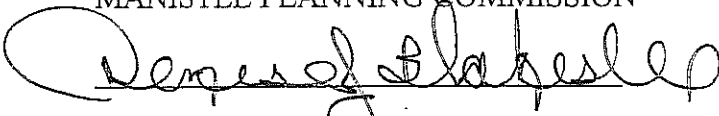
Information will be forwarded to members once the date has been scheduled.

David Kelley submitted a letter of resignation due to personal commitments. Mr. Kelley expressed interest in returning to the Planning Commission once he is able to commit the time necessary to the Commission.

Ed Seng walked into the meeting and asked about the process for obtaining a Special Use Permit. Mr. Seng will meet with Jon Rose to get the paperwork and information necessary to make an application.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Christa Johnson-Ross that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 9:12 p.m.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

