

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

December 4, 2014

A meeting of the Manistee City Planning Commission was held on Thursday, December 4, 2014 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Judd Brown, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff, and Roger Yoder

Members Absent: None

Others: Suzanne Riley (Owner - Century 21 Boardwalk), Brandon Ball (Agent - Century 21 Boardwalk), Ed Seng (200 River Street), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Barry, Brown, Dean, Fortier, McBride, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Mark Wittlieff that the minutes of the November 13, 2014 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Dean, Fortier, Barry, Brown, McBride, Wittlieff, Yoder
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Suzanne Riley and Brandon Ball, Century 21 Boardwalk – Ms. Riley and Mr. Ball were asked by Commissioner Wittlieff to speak to the Commission about what is happening in the current real estate market in Manistee. Ms. Riley and Mr. Ball spoke of the number of residential sales in Manistee County in the past 12 months. There were 284 closings, 76% were for properties under \$150,000. There are only 31 residential properties in the City for sale in that price range currently, this indicates that there is a lack of residential housing stock available in the City under \$100,000.

There were 12 Commercial closings in the past 12 month's county wide. Nine of those sales were for properties in the City. They discussed the changes in the market and the Peninsula Redevelopment Plan and that it provides for a great mix as planned.

Commissioners discussed the real estate market with Ms. Riley and Mr. Ball who answered their various questions. The Commission thanked Ms. Riley and Mr. Ball for their update on the real estate market.

NEW BUSINESS

Election of Officers 2015

According to the By-Laws of the City of Manistee Planning Commission their annual election of Officers is held at the December Meeting for the following year.

Chair

At this time the meeting was turned over to Denise Blakeslee who asked for nominations for the Position of Chair.

Ray Fortier nominated Roger Yoder for the position of Chair

Nominations were asked for three times, there being no other nominations; nominations were closed.

With a voice vote, Roger Yoder was unanimously elected Chair of the Planning Commission for 2015.

Vice-Chair

Chair Yoder asked for nominations for the Position of Vice-Chair.

Marlene McBride nominated Ray Fortier for the position of Vice-Chair

Nominations were asked for three times, there being no other nominations; nominations were closed.

With a voice vote, Ray Fortier was unanimously elected Vice - Chair of the Planning Commission for 2015.

Secretary

Chair Yoder asked for nominations for the Position of Secretary.

Ray Fortier nominated Marlene McBride for the position of Secretary

Nominations were asked for three times, there being no other nominations; nominations were closed.

With a voice vote, Marlene McBride was unanimously elected Secretary of the Planning Commission for 2015.

Appointment of a Recording Secretary 2015 Once Elected the Secretary may appoint a Recording Secretary to handle the administrative functions of the office.

Marlene McBride appointed Denise Blakeslee to act as the Recording Secretary for the Planning Commission for the year 2015.

OLD BUSINESS

Zoning Review P-D Peninsula District

City Council has requested the Planning Commission review the current Zoning of the Peninsula District and review the zoning ordinance for specific uses that need to be addressed. The Planning Commission worked on the draft that was sent by staff that included an estimate of on street parking spaces available. The Commission continued their development of the Report of findings and staff will make changes to the parking recommendations to include:

ADD new item that reads:

For all permitted uses and special uses in the P-D District the parking provisions of this section shall not apply, except hotels, marinas, and places of public assembly.

AMEND item H. by adding P-D as follows:

- H. Within the C-1, C-2, C-3 and **P-D** Districts, the Planning Commission may approve shared parking arrangements among various uses when it can be demonstrated that parking in sufficient quantities for all such uses as set forth in this Section shall be available at all times.

The Commission discussed if a Shipping Facility should be allowed on the Peninsula. If allowed should it be a Use by Right or as a Special Land Use. Staff noted that we currently do not have Special Use Permit standards for a Shipping Facility, this language would need to be developed to include regulations the Commission would approve and would need to be reviewed by the City Attorney.

The Commissioners were polled if a Shipping Facility should be allowed as a Use in the P-D District.

Yes: Barry, Brown, Dean, McBride, Wittlieff
No: Fortier, Yoder

The Commissioners then were polled if it allowed should it be as a Use by Right or as a Special Land Use

Use by Right	-	None
Special Land Use	-	Wittlieff, McBride, Fortier, Dean, Brown, Barry
Abstained	-	Yoder

The Commission approved language to be included in the Report of Findings relating to Shipping Facilities that would read:

Shipping Facility - The Planning Commission would consider allowing a Shipping Facility on the P-D as a Special Use if language could be developed that the Commission is comfortable with.

PUBLIC COMMENTS AND COMMUNICATIONS

Ed Seng, 200 River Street – thanked the Commission, spoke of the various permits needed for a shipping facility and jobs.

CORRESPONDENCE

The Planning Commission received a letter from the Manistee County Planning Department and Alliance for Economic Success formerly requesting a Planning Commissioner to serve as a representative on the County-wide Parks and Recreation Leadership Team.

Chair Yoder said that he would attend the first meeting scheduled for December 15th. Committee Appointments will be made in January and a member will be selected at that time to serve as the City Planning Commission representative on the County-wide Parks and Recreation Leadership Team at that time.

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Thanked the Commission for all of their work on their review of the P-D Peninsula Zoning District.

The Planning Commission does not have a Worksession scheduled in December

The next regular meeting of the Planning Commission will be held on Thursday, January 8, 2015

ADJOURNMENT

Motion by Ray Fortier, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:30 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary