

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 5, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, February 5, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Yoder

ROLL CALL

Members Present: Maureen Barry, Judd Brown, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: Bill Dean (excused), Ray Fortier

Others: Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Maureen Barry, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0

Yes: Barry, Brown, McBride, Wittlieff, Yoder

No: None

APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Maureen Barry that the minutes of the January 8, 2015 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0

Yes: Barry, Brown, McBride, Wittlieff, Yoder

No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

A letter was received from Jonathon R. Crane, P.E. (attached).

On October 2, 2014 the Planning Commission approved a request for a Special Use Permit from Roy Henderson (owner) and Faulk and Foster (agent) for a Communication tower (former State Police Post). A condition that the Planning Commission placed on the permit was that a bond is provided as required under Section 1819, Item J of the City of Manistee Zoning Ordinance prior to the issuance of the Special Use Permit which reads:

*J. **Bonds.** The owner of a Communications Tower; including equipment/accessory buildings, shall post a bond with the City of Manistee in an amount to cover the reasonable estimated costs and expenses of dismantling and removing the communication tower. In the event that the same is abandoned, and the owner fails to dismantle and/or remove the same within 180 days. Said bond shall be with a reputable insurance or guarantee company. The amount of the bond shall be established by the Planning Commission, and may be adjusted from time to time to reflect changing costs and expenses of dismantling and removing the facility.*

The letter from Mr. Crane estimates the cost of for removal of the tower to be \$15,200 with a deduction in the amount of \$5,000 for scrap value of high carbon steel and cables with antenna and coax, for a balance of \$10,200. His letter proposes a removal bond in the amount of \$12,000.

The Commissioners discussed the request.

MOTION by Judd Brown, seconded by Mark Wittlieff that the City of Manistee Planning Commission establishes the amount of removal bond for the Special Use Permit issued to Roy Henderson/Faulk and Foster to be in the amount of \$12,000.

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlieff, McBride, Brown, Barry, Yoder

No: None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Networks Northwest will be holding an advanced shoreline zoning workshop will be held on Monday, March 30, 2015, this qualifies for 3 CEU's for maintaining master citizen planner certification.

WORKSESSION

Since the Planning Commission did not receive any formal requests for the meeting a worksession was scheduled.

Green Infrastructure – A component for receiving Redevelopment Ready Community Certification is the development of a Zoning Amendment that includes green infrastructure. The Commissioners received copies of Chapter 10 Michigan LID Case Studies from the Southeast Michigan Council of Governments (SEMCOG) manual *Low Impact Development Manual for Michigan: A Design Guide for Implementers and Reviewers 2008* and *Landscaping for Water Quality Guide* produced by the Center for Environmental Study in their meeting packets. Staff compiled sample ordinance language from the City of Ypsilanti and Sections from our Ordinance as a starting point for discussion.

Discussion followed that included asking Shawn Middleton, City Engineer for his review and input on the development of language.

Redevelopment Sites – Staff prepared a PowerPoint presentation to begin identifying sites for redevelopment which is another component of the RRC program.

The Commission will review the information and continue discussion at the next worksession.

The Planning Commission will hold a worksession on February 19, 2015

The next regular meeting of the Planning Commission will be held on Thursday, March 5, 2015

ADJOURNMENT

Motion by Mark Wittlieff, seconded by Judd Brown that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:10 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

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JONATHAN R. CRANE P.E.

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Verizon Wireless Site 6829 – Manistee DT
Site Address: 212 Arthur St., Manistee, MI 49660

Removal Cost Estimate of 182' Self Supporting Tower to Ground Level
Tower Owned By: Roy Henderson, Henderson Towers, The Woodlands, TX

Dismantle Tower		
• 4 Man Crew / 2 days	64 hours @ \$200.00/hr	\$ 12,800.00
• Crane & Operator/ 1 day	8 hours @ \$240.00	\$ 1,920.00
• Site Cleanup		\$ 500.00
	Total	\$ 15,220.00
Scrap value of high carbon steel and cables with antenna and coax		\$ 5,000.00
Net Estimated Removal Cost		\$ 10,220.00
Proposed Removal Bond		\$ 12,000.00

Prepared by:
Jonathan R. Crane P.E.
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