

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

February 19, 2015

NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, February 19, 2015 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7 pm by Chair Yoder

Roll Call:

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

Members Absent:

Others: Jeff Reau (DDA), Patrick Kay (DDA Director), Ed Seng (200 River Street), Denise Blakeslee (Planning & Zoning Administrator)

Redevelopment Sites – Staff developed information for the Milwaukee House, former Candy Mountain and Salty Dog Saloon and 55 acres on Cherry Street to include in the inventory of potential redevelopment sites. The Planning Commission continued their discussion recommendations to include the former Rengo and Pink Pump buildings on First Street and the GT Tire building on River Street. The Commission discussed commercial buildings on the old truck route and when buildings should be included in the list.

Zoning Amendment

Staff drafted a zoning amendment that reflects the Report of Findings that the Planning Commission approved for the P-D Peninsula District. This draft includes most of the changes discussed along with deleting the Renaissance Zone Standards in the W-F Waterfront District.

Staff discussed with the commission if the amendment should include amending Section 511 Driveways and Curb Cuts to include the G-C Golf Course District. When the G-C Golf Course District was added to the ordinance, there was no provision for the district included in Section 511 Driveways and Curb Cuts. This proposed amendment would add the provision for curb cuts for properties located in the G-C Golf Course district.

Consensus from the Commission was to amend Section 511 Driveways and Curb Cuts as follows:

- B. In the **G-C**, R-1, R-2 and R-3 districts, driveway curb cuts shall be placed at least thirty (30) feet from an intersection.

Staff asked the commission to review the signage standards relating to parcels in the P-D district vs other commercial districts. Since the proposed amendment would open up the opportunities for commercial development in the P-D district, should the signage regulations in the district be amended?

Consensus from the Commission was to allow additional signage the same as in the C-1, C-2, and C-3 districts changes would be as follows:

TABLE 2100-1 USE TYPES AND SIGN STANDARDS

Section 2107	Use Type 2, Commercial and Office
Description	Uses of this type include retailing, various personal and professional services, accommodations and high-traffic retail and service facilities.
Examples of Uses	Animal Grooming, Auto Repair Facility, Car Wash, Cemetery, Convenience Store with or w/ out fuel pumps, Commercial Day Care, Eating and Drinking Establishments, Educational Facility, Financial Institutions, Galleries and Museums, Gasoline Stations, Greenhouses and Nurseries, Golf Course, Group Day Care, Hotels, Laundry and Dry Cleaner, Marinas, Medical and Dental Offices, Mini/Self-storage, Mortuaries, Motels, Nursing and Convalescent Home, Outdoor Sales Facility, Personal Service Establishments, Professional Offices, Professional Service Establishments, Parking Facility, Places of Public Assembly, Retail Businesses, Sports and Recreation Clubs, Studios for Performing and Graphic Arts, Theaters, Veterinary Clinics, Wholesale Facilities and similar uses in the judgment of the Zoning Administrator

Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
P-D, C-1, C-2, & C-3 not fronting on US-31	Window	n/a	Unlimited	Either	Window signs in the Historic District require approval from the Historic District Commission. Internally lit signs are prohibited in the Historic District
	Portable Sign "A Frame" Sign	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102,A,7 b	Either	Ground mount signs shall be limited to one per parcel. Projecting signs limited to one per storefront and no greater than sixteen (16) square feet in area. Internally lit signs are prohibited in the Manistee Historic Commercial District.

P-D & W-F Not fronting on US-31	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7, b	Either	Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area
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After further research it was determined that the business Galloup at 10 East Street in the P-D District is not processing and manufacturing. The use for the business would fall into the category of a wholesale facility. Staff wanted to bring this to the attention of the Commission to provide them the opportunity to consider if a wholesale facility should be included as a use in the P-D district, or if the use should remain as a legal non-conforming use. The definitions for each use is as follows:

RETAIL BUSINESS: An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

WHOLESALE FACILITY: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

After discussion consensus from the Commission was that the use of Wholesale Facility should be added as a use by right in the P-D District.

USES	P-D Peninsula District	G-C Golf Course	R-1 Low Density	R-2 Med Density	R-3 High Density	R-4 Mfg. Housing	W-F Water-front	C-1 Reg'l Com	C-2 Neigh. Bus	C-3 Central Bus	L-I Light Ind	G-I Gen Ind
Retail Business	R			SLU*	SLU*		R	R	R	R		
Wholesale Facility	<i>PD</i>							R			R	

The changes discussed will be included in the draft zoning amendment that staff is working on and will be brought back to the Commission at their March meeting for final review. At that time the commission could direct staff to schedule a public hearing.

MISC.

Staff discussed training opportunities for the Commissioners to maintain their Citizen Planner certification.

ADJOURNMENT - The Worksession adjourned at 7:58 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary